

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**ORDINANCE NO.**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1011 AND 1017 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Springdale Green Planned Unit Development (the “Springdale Green PUD”) is comprised of approximately 30.11 acres located just east of the intersection of Springdale Road and Airport Boulevard in the area generally known as the former East Austin Tank Farm, and more particularly described as follows:

A 30.1182 acre (1,311,948 square feet) tract of land out of Jesse C. Tannehill Survey No. 29, Abstract No. 22, of Travis County, Texas, being a portion of a called 19.1704 acre tract (called Tract 1), being a portion of a called 6.6576 acre tract (called Tract 2), and being all of a called 4.376 acre tract (called Tract 3), all of which was conveyed to Aus Springdale, LLC, in Document No. 2020027902, Official Public Records of Travis County, Texas, said 30.1182 acres being more particularly described by metes and bounds as shown in **Exhibit “A”** incorporated into this ordinance (the “Property”).

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2020-0104, on file at the Housing and Planning Department, and locally known as 1011 and 1017 Springdale Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 3.** This ordinance and the attached Exhibits constitute the land use plan (the “Land Use Plan”) for the Springdale Green PUD created by this ordinance. Development of and uses within the Springdale Green PUD shall conform to the limitations and conditions set

41 forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits  
42 conflict, this ordinance controls. Except as otherwise specifically modified by this  
43 ordinance, all other rules, regulations, and ordinances of the City in effect at the time of  
44 permit application apply to development within the Property.

45  
46 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as  
47 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 48 Exhibit A. Legal Description of the Property
- 49 Exhibit B. Zoning Map
- 50 Exhibit C. Land Use Plan
- 51 Exhibit D. Open Space Plan
- 52 Exhibit E. Restoration Plan
- 53 Exhibit F. Creek Plan
- 54 Exhibit G. Tree Survey
- 55 Exhibit H. Interbasin Transfer

56  
57  
58  
59  
60 **PART 5. Definitions.**

61  
62 In this ordinance, Landowner means the owner of the Property, or the owner's  
63 successors and assigns.

64 **PART 6. Land Use.**

- 65 A. Except as specifically modified by this ordinance or the Land Use Plan, the  
66 Property shall be developed in accordance with the regulations applicable in the  
67 community commercial (GR) zoning district.
- 68 B. The maximum height of a building or structure on the Property shall not exceed 93  
69 feet as indicated on the Site Development Regulations Table of the Land Use Plan  
70 attached as **Exhibit "C"** (*Land Use Plan*).
- 71 C. The total square footage of all office/commercial development within the  
72 Springdale Green PUD shall not exceed 775,000 square feet of gross floor area.
- 73 D. The overall impervious cover allowed on the Property shall not exceed 50% of the  
74 gross site area.
- 75  
76  
77  
78  
79

80 E. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.8 to  
81 1.

82 F. The following uses are additional permitted uses of the Property:  
83

Electronic Prototype Assembly	Electronic Testing
Research Assembly Services	Research Testing Services

84 G. The following uses are prohibited uses of the Property:  
85

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Community gardens	Drop-off recycling collection facility
Exterminating services	Funeral services
Service station	

86  
87 **PART 7. Affordable Housing Program.**

88  
89 The Landowner shall pay a fee-in-lieu donation for any bonus area developed within  
90 the Springdale Green PUD per City Code Chapter 25-2, Subchapter B, Article 2,  
91 Division 5, Section 2.5.6 (*In Lieu Donation*). Bonus area in the Springdale Green PUD  
92 shall include any gross floor area greater than that which could be achieved within the  
93 height, floor to area ratio, and building coverage allowed by the community commercial  
94 (GR) zoning district. The fee-in-lieu amount shall be equivalent to the bonus area  
95 multiplied by the current Planned Unit Development Fee Rate at the time of site plan  
96 submittal. The City shall not issue the final certificate of occupancy for any building in  
97 the Springdale Green PUD that includes bonus area until the fee-in-lieu donation has  
98 been paid to the City of Austin Housing and Planning Department.  
99

100 **PART 8. Environmental.**

101  
102 A. Green Building Rating

103 All buildings on the Property shall achieve a three-star or greater rating under the  
104 Austin Energy Green Building program using the applicable rating version in  
105 effect at the time a rating registration application is submitted for the building.

106 B. Water Quality

- 107  
108 1. The Springdale Green PUD shall provide 100 percent on-site water quality  
109 capture volume equivalency for all development on the Property, and treat 100

110 percent of the water quality volume using green innovative methods per  
111 Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Stormwater Quality*  
112 *Infrastructure*).

- 113  
114 2. Except for impervious cover associated with the Boggy Creek armoring, the  
115 Landowner shall remove all existing impervious cover from the Critical Water  
116 Quality Zone and restore the area with vegetation as shown on **Exhibit “E”**  
117 (*Restoration Plan*).

### 118 C. Drainage

- 119  
120  
121 1. Prior to issuance of the first certificate of occupancy for either Building A or  
122 Building B shown in **Exhibit “C”** (*Land Use Plan*), the Landowner shall divert  
123 between 7 and 9 acres of off-site stormwater run-off from the Tannehill  
124 Watershed to the Property as shown in **Exhibit “H”** (*Interbasin Transfer*). This  
125 language shall be included as a note on the cover sheet of the consolidated site  
126 plan.  
127  
128 2. If the Landowner demonstrates to the director of the Watershed Protection  
129 Department that despite good faith efforts an interbasin diversion as described in  
130 Part 8.C.1 is infeasible, the Landowner shall contribute \$400,000 into a fund to  
131 be established by the City’s Watershed Protection Department for drainage  
132 improvements in the Alf Storm System Basin. The Landowner shall provide the  
133 contribution prior to the issuance of the first certificate of occupancy for either  
134 Building A or Building B shown in **Exhibit “C”** (*Land Use Plan*). For purposes  
135 of this paragraph, the inability of the Landowner to enter into any necessary  
136 agreement with an adjacent landowner shall be sufficient to demonstrate that an  
137 interbasin diversion is infeasible.

### 138 D. Tree Protection

- 139  
140  
141 1. The Springdale Green PUD shall preserve on the Property a minimum of:  
142  
143 a. 75% of the caliper inches associated with native protected and heritage tree  
144 sizes; and  
145  
146 b. 75% of the caliper inches associated with native trees of any size.  
147  
148 2. The Springdale Green PUD shall provide tree mitigation that exceeds the  
149 mitigation rates found in ECM Section 3.5.4 (*Mitigation Measures*) by 50%.

150 **PART 9. Landscaping and Open Space.**

- 151
- 152 A. 19.82 acres of open space shall be provided as shown in **Exhibit “D”** (*Open Space*
- 153 *Plan*).
- 154
- 155 B. The Landowner shall restore a minimum of 15.8 acres of the Property in accordance
- 156 with **Exhibit “E”** (*Restoration Plan*). All restoration work as shown in **Exhibit “E”**
- 157 (*Restoration Plan*) shall be permitted with the first consolidated site plan application
- 158 submitted by the Landowner.
- 159
- 160 C. The Springdale Green PUD shall exceed the percentage of the street yard that must
- 161 be landscaped, as provided for in ECM Section 2.4.1 (*Street Yard*), by landscaping
- 162 30 percent of the street yard of the Property.
- 163
- 164 D. The Springdale Green PUD shall meet the requirements of ECM Section 2.4.6
- 165 (*Irrigation of Landscape Areas*) by irrigating a minimum of 50% of the total
- 166 landscaped area of the Property through the use of rainwater or condensate captured
- 167 and stored in cisterns.
- 168
- 169 E. All street yard trees provided in the Springdale Green PUD shall each be a minimum
- 170 of three caliper inches in size.
- 171
- 172 F. The Landowner shall provide at least 15 trees that use silva cell technology. All trees
- 173 installed on the Property using silva cell technology shall be planted with a minimum
- 174 soil volume of 1,000 cubic feet, which can be shared between a maximum of two trees.
- 175 The City Arborist, however, may reduce the minimum soil volume requirement if
- 176 needed due to utility conflicts or other related issues.
- 177
- 178 G. The Landowner shall provide for the management of invasive vegetation as shown on
- 179 **Exhibit “E”** (*Restoration Plan*). The Landowner shall remove a minimum of 50% of
- 180 the following invasive species from the Property: Ligustrum, Chinaberry, Chinese
- 181 Tallow, and Japanese Honeysuckle.

182 **PART 10. Transportation.**

- 183
- 184 A. Prior to the issuance of the first consolidated site plan for the Property, the
- 185 Landowner shall make a fee-in-lieu payment of \$250,000 to the City to provide for
- 186 the construction of an urban trail connection to Airport Boulevard and Bolm Road.
- 187

188 B. The Springdale Green PUD shall provide required parking in a separate structure  
189 onsite as shown in **Exhibit “C”** (*Land Use Plan*). A minimum of 75% of the  
190 parking structure’s frontage on Springdale Road will include pedestrian oriented  
191 uses as defined in City Code Section 25-2-691(C).  
192

193 **PART 11. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article  
194 2, Division 5 (*Planned Unit Development*) of the Code, the following site development  
195 regulations apply to the Springdale Green PUD instead of otherwise applicable City  
196 regulations:  
197

198 A. General  
199

- 200 1. Section 25-1-21(46) (*Definition of Gross Floor Area*) is modified to provide  
201 that this term does not include balconies and outdoor terraces.  
202

203 B. Zoning  
204

- 205 1. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to  
206 establish a specific set of permitted, conditional, and prohibited uses to be  
207 applicable to the Springdale Green PUD as shown in **Exhibit “C”** (*Land Use*  
208 *Plan*).  
209

- 210 2. Section 25-2-492 (*Site Development Regulations*) is modified to establish a  
211 set of site development regulations applicable to the Springdale Green PUD, as  
212 shown in **Exhibit “C”** (*Land Use Plan*).  
213

- 214 3. Section 25-2-531 (*Height Limit Exceptions*) is modified as follows:  
215

216 a. 25-2-531(B) is modified to create a new subsection (B)(3) to include an  
217 elevator lobby and restrooms appurtenant to outdoor amenities.  
218

219 b. 25-2-531(B)(1) is modified to add light poles.  
220

221 c. 25-2-531(C) is modified to allow a structure described in subsection 25-2-  
222 531(B) to exceed the zoning district base height limit established by this  
223 ordinance by the greater of:  
224

225 i. 18 percent;  
226

227 ii. the amount necessary to comply with a federal or state regulation;

- 228           iii.    for a stock or vent, the amount necessary to comply with generally  
229                    accepted engineering standards;
- 230
- 231           iv.    for a light pole, 35 feet;
- 232
- 233           v.    for an elevator penthouse with an enclosed equipment room and  
234                    improvements necessary for pedestrian elevator access, 22 feet; or
- 235
- 236           vi.   for a spire, 30 percent.
- 237
- 238   4.   Section 25-2-1063(C) (*Height Limitations and Setbacks for Large Sites*) is  
239   modified to waive the compatibility standards as necessary to allow the buildings  
240   shown in **Exhibit “C”** (*Land Use Plan*) to achieve 75 feet of height at 85 feet  
241   from the property line of an urban family residence (SF-5) or more restrictive  
242   zoning district and to achieve 93 feet of height at 140 feet from the property line  
243   of an urban family residence (SF-5) or more restrictive zoning district.
- 244   5.   Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*), is  
245   modified as follows:
- 246
- 247   a.   Section 2.2.2 (B)-(E) (*Core Transit Corridors: Sidewalks and Building*  
248   *Placements*) is modified to provide that the requirements do not apply to  
249   development within the Springdale Green PUD.
- 250
- 251   b.   Section 2.2.3 (C) (*Urban Roadways: Supplemental Zone*) is modified to  
252   provide that the regulations related to the supplemental zone do not apply  
253   within the PUD. If the Landowner provides a supplemental zone, it must be  
254   a minimum of 10 feet in width.
- 255
- 256   c.   Section 2.2.5 (E)(1) (*Internal Circulation Routes: Sidewalks*) is modified to  
257   allow for the construction of sidewalks on only one side of an Internal  
258   Circulation Route. The Landowner shall at a minimum ensure that sidewalks  
259   or pedestrian paths connect to all buildings and amenities.
- 260
- 261   d.   Section 2.3.1 (B)(1) (*Improvements to Encourage Pedestrian, Bicycle, and*  
262   *Vehicular Connectivity; Vehicular and Pedestrian Connections Between*  
263   *Sites*) is modified to waive the requirement that the Springdale Green PUD  
264   provide a connection to Saucedo Street.
- 265
- 266   6.   Chapter 25-2, Subchapter E, Article 3 (*Building Design Standards*), is modified

267 as follows:

- 268
- 269 a. Section 3.2.2 (*Glazing and Façade Relief on Building Facades*) is
- 270 modified to allow a minimum of 50% of the total area of all glazing on
- 271 facades that face the principal street to have a Visible Transmittance (VT)
- 272 of 0.3 or higher.
- 273
- 274 b. Section 3.3.2 (*Building Design Options*) is modified to require a minimum
- 275 total of four base points in the aggregate for all building structures within
- 276 the PUD.

277

278 **C. Environmental**

- 279
- 280 1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262
- 281 (*Critical Water Quality Zone Crossings*) are modified during the time of
- 282 construction to allow for a construction staging area as shown in **Exhibit “E”**
- 283 (*Restoration Plan*) and to allow for construction activities specified in **Exhibit**
- 284 **“F”** (*Creek Plan*). The construction staging area may only be used for the
- 285 laydown and storage of building materials, storage of building construction
- 286 equipment and vehicles, temporary construction offices, temporary access
- 287 roads, and the daytime parking of personal vehicles. Upon completion of
- 288 construction shown on the consolidated site plan, the Landowner shall de-
- 289 compact and restore the impacted area in accordance with **Exhibit “E”**
- 290 (*Restoration Plan*).
- 291
- 292 2. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262
- 293 (*Critical Water Quality Zone Crossings*) are modified to allow for the
- 294 construction of trails, elevated boardwalks, decks, and pedestrian bridges within
- 295 the critical water quality zone as shown in **Exhibit “F”** (*Creek Plan*).
- 296
- 297 3. Section 25-8-261(B)(3)(C) (*Critical Water Quality Zone Development*) is
- 298 modified to allow trails, elevated boardwalks, decks, and pedestrian bridges
- 299 wider than 12 feet as shown in **Exhibit “F”** (*Creek Plan*).
- 300
- 301 4. Section 25-8-365 (*Interbasin Diversion*) is modified to allow an interbasin
- 302 diversion of not more than nine acres from the Tannehill watershed to the
- 303 Boggy Creek watershed as shown in **Exhibit “H”** (*Interbasin Transfer*).
- 304
- 305 5. Sections 25-8-621 (*Permit Required for Removal of Protected Trees:*
- 306 *Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow the

307 removal of eight trees (Tree Numbers 5214, 5241, 5245, 5258, 5293, 5303,  
308 5305, and 5309, as shown on the Tree Survey prepared by 4Ward Land  
309 Surveying dated April 21, 2020 and attached as **Exhibit “G”** (*Tree Survey*)).  
310

311 D. Signs

- 312
- 313 1. Section 25-10-101(B)(1) (*General On-Premise Signs*) is modified to allow a  
314 freestanding or wall sign, such as those typically used to direct the movement or  
315 placement of vehicular traffic or pedestrian traffic that are within 20 feet of the  
316 public right-of-way provided that:
    - 317 a. No more than eight signs are permitted for each building;
    - 318 b. Sign area shall not exceed 18 square feet; and
    - 319 c. Sign height shall not exceed six feet, for a freestanding sign.
  - 320 2. Section 25-10-191 (*Sign Setback Requirements*) is modified to the extent  
321 necessary to allow one freestanding sign to be located no closer than eight feet  
322 from the street right-of-way and no closer than 10 feet from a driveway  
323 entrance or exit. The sign shall not exceed 38 inches in height, 11 feet in length,  
324 and 18 inches in width.  
325  
326  
327  
328  
329

330 **PART 12.** Except as otherwise provided in this ordinance, the Property is subject to  
331 Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood  
332 Plan.  
333

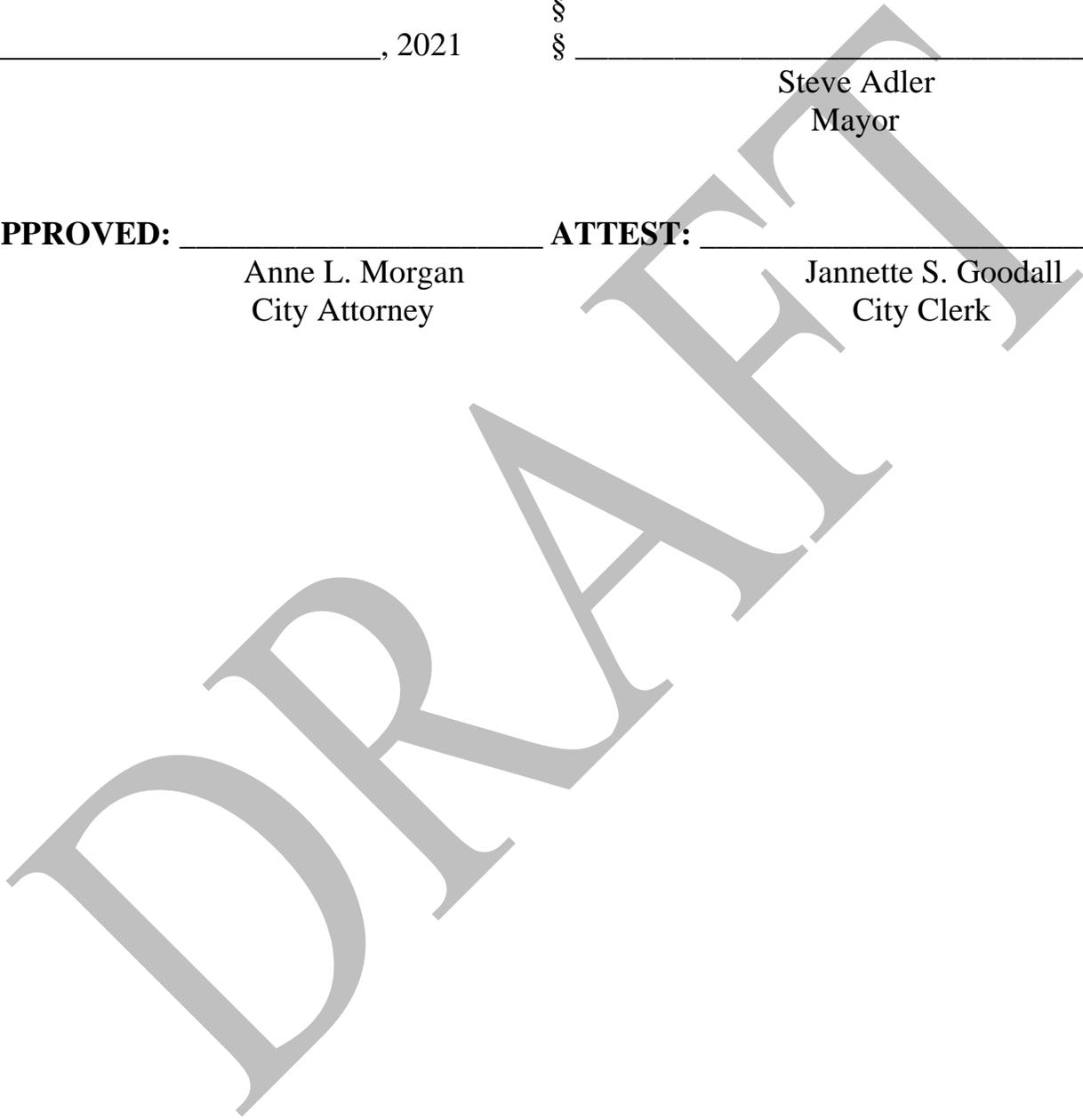
334 **PART 13.** This ordinance takes effect on \_\_\_\_\_, 2021.

335 **PASSED AND APPROVED**

336  
337  
338 §  
339 §  
340 \_\_\_\_\_, 2021 § \_\_\_\_\_

341 Steve Adler  
342 Mayor

343  
344 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
345 Anne L. Morgan Jannette S. Goodall  
346 City Attorney City Clerk  
347



**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.1182 ACRES (1,311,948 SQUARE FEET) OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.1704 ACRE TRACT (CALLED TRACT 1), BEING A PORTION OF A CALLED 6.6576 ACRE TRACT (CALLED TRACT 2), AND BEING ALL OF A CALLED 4.376 ACRE TRACT (CALLED TRACT 3), ALL OF WHICH WAS CONVEYED TO AUS SPRINGDALE, LLC, IN DOCUMENT NO. 2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 30.1182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with “4Ward-Boundary” cap set in the east right-of-way line of Springdale Road (right-of-way varies), and being the in the north line of said Tract 1, being the southwest corner of Lot 1, Block A, 1023 Subdivision, a subdivision recorded in Document No. 201600134 (O.P.R.T.C.T.), and being the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Survcon” cap found in the east right-of-way line of said Springdale Road, and being the northwest corner of said Tract 1 bears, **S61°55’24”W**, a distance of 11.84 feet;

**THENCE**, leaving the east right-of-way line of said Springdale Road, with the common line of said Lot 1 and said Tract 1, **S61°55’24”E**, a distance of **971.89** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof;

**THENCE**, with the north line of said Tract 1, in part with the south line of said Lot 1 of said 1023 Subdivision, in part with the south line of Lots 9 and 12 of Springdale Addition, recorded in Volume 4, Page 325 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the south terminus of Berger Street (50’ right-of-way, dedicated in part per said Springdale Addition), the following two (2) courses and distances:

- 1) **S61°57’24”E**, a distance of **239.39** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **S61°58’09”E**, passing at a distance of 115.68 feet, a 1-inch iron pipe found at the common corner of said Lot 12 and the southwest terminus of said Berger Street, passing at a distance of 165.70 feet, a 1/2-inch iron rod found at the common corner of said Lot 9 and the southeast terminus of said Berger Street, and continuing for a total distance of **338.40** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the west line of Lot 11 of Brookwood, a subdivision recorded in Volume 58, Page 57 (P.R.T.C.T.), and being the southeast corner of Lot 9 of said Springdale Addition, and being the northeast corner of said Tract 1;

**THENCE**, with the common line of said Brookwood Subdivision and said Tract 1, the following three (3) courses and distances:

- 1) **S27°32’21”W**, a distance of **432.86** feet to a 1/2-inch iron rod found for angle point hereof,
  - 2) **S25°56’49”W**, a distance of **81.27** feet to a 1/2-inch iron rod found for an angle point hereof,
- and

Exhibit A

- 3) **S26°24'51"W**, a distance of **190.29** feet to a 1-inch iron pipe found for an angle point hereof, said point being in the northwest right-of-way line of Southern Pacific Transportation Company Railroad (right-of-way varies), and being the common south corner of Lots 19 and 20 of said Brookwood Subdivision, and being an angle point in the east line of said Tract 1;

**THENCE**, with the northwest right-of-way line of said Southern Pacific RR and the southeast line of said Tract 1, **S70°59'43"W**, a distance of **559.83** feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being at the northeast corner of a called 3.553 acre tract conveyed to 10611 Research L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being the southeast corner of said Tract 1;

**THENCE**, leaving the northwest right-of-way line of said Southern Pacific RR, with north line of said 3.553 acre 10611 Research tract, in part with the south line of said Tract 1, and in part with the south line of said Tract 3, **N62°14'06"W**, passing a distance of 208.26 feet, a 1/2-inch iron rod with "Survcon" cap found at the common south corner of said Tract 1 and said Tract 3, and from which found corner, a 3/4-inch iron pipe in concrete found bears, **N26°01'53"W**, a distance of 0.37 feet, and continuing for a total distance of **776.03** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the northeast right-of-way line of Airport Boulevard (right-of-way varies), and being the common west corner of said 3.553 acre 10611 Research tract and said Tract 3, from which a 3/4-inch iron rod in concrete found at an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 3.553 acre 10611 Research tract bears, **S20°12'52"E**, a distance of 104.69 feet;

**THENCE**, with the northeast right-of-way line of said Airport Boulevard and the west line of said Tract 3, **N20°09'28"W**, a distance of **30.06** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being an angle point in the northeast right-of-way line of said Airport Boulevard, and being the southwest corner of a called 6.054 acre tract conveyed to 10611 Research, L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being a southwest corner of said Tract 3, from which a 3/4-inch iron rod in concrete found for an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 6.054 acre 10611 Research tract bears, **N20°25'37"W**, a distance of 65.80 feet;

**THENCE**, leaving the northeast right-of-way line of said Airport Boulevard, with the common line of said 6.054 acre 10611 Research tract and said Tract 3, the following two (2) courses and distances:

- 1) **S62°13'40"E**, a distance of **253.47** feet to a 3/4-inch iron rod in concrete found for an interior ell-corner hereof, and
- 2) **N27°57'50"E**, a distance of **532.10** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being in the southwest line of said Tract 2, and being the common north corner of said 6.054 acre 10611 Research tract and said Tract 3;

**THENCE**, with the common line of said 6.054 acre 10611 Research tract and said Tract 2, **N62°06'46"W**, a distance of **626.12** feet to a 1/2-inch iron rod for an exterior ell-corner hereof, said point being in the east right-of-way line of said Springdale Road, and being the common west corner of said 6.054 acre 10611 Research tract and said Tract 2, and being the southeast corner of a called 0.096 acre tract conveyed to the City of Austin in a Street Deed in Volume 10505, Page 485 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod in concrete found at the intersection of the east right-of-way line of said Springdale Road with the east right-of-way line of said Airport Boulevard, and being the southwest corner of said 6.054 acre 10611 Research tract bears, **S27°49'26"W**, a distance of 153.58 feet;

**THENCE**, with the east right-of-way line of said Springdale Road and the east line of said Street Deed, and with the west line of said Tract 2, the following two (2) courses and distances:

- 1) **N27°48'56"E**, a distance of **79.10** feet to a 1/2-inch iron rod found for an angle point hereof,  
and
- 2) **N24°55'54"E**, a distance of **103.05** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found;

**THENCE**, leaving the east right-of-way line of said Springdale Road, over and across said Tract 2 the following two (2) courses and distances:

- 1) **N27°15'06"E**, a distance of **93.76** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N27°43'49"E**, a distance of **24.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being in the common line of said Tract 1 and said Tract 2;

**THENCE**, leaving the north line of said Tract 2, over and across said Tract 1, **N27°46'25"E**, a distance of 266.31 feet to the **POINT OF BEGINNING** and containing 30.1182 Acres (1,311,948 Square Feet) more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 00773\_M&B 30.1 acres.dwg.)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

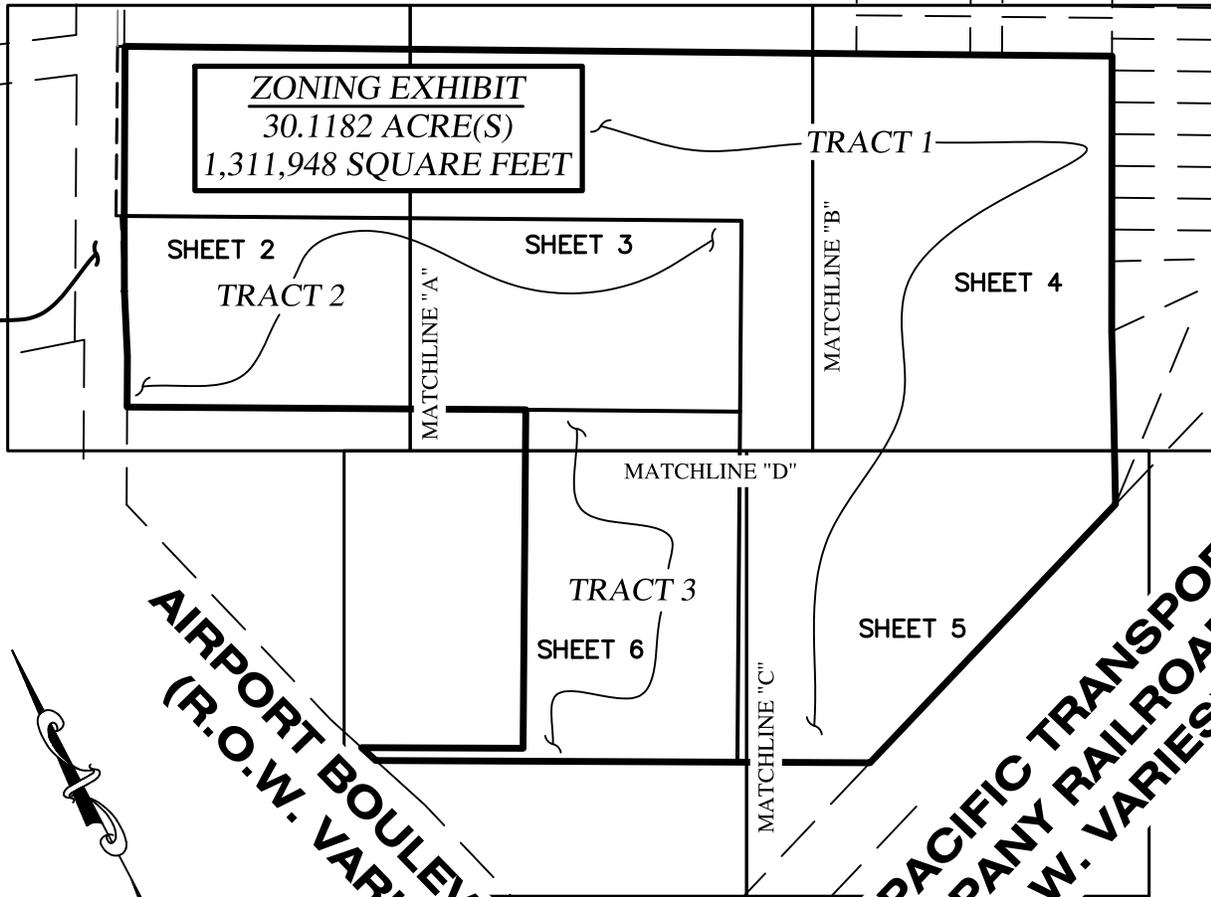
10/7/2020



SAUCEDO STREET  
(R.O.W. VARIES-PLATTED  
AS BERGER DRIVE)

GOODWIN  
AVENUE  
(R.O.W.  
VARIES)

SPRINGDALE ROAD  
(R.O.W. VARIES)



**ZONING EXHIBIT**  
30.1182 ACRE(S)  
1,311,948 SQUARE FEET

TRACT 1

SHEET 2  
TRACT 2

SHEET 3

SHEET 4

MATCHLINE "A"

MATCHLINE "B"

MATCHLINE "D"

TRACT 3

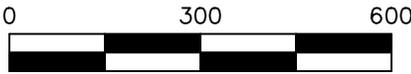
SHEET 6

SHEET 5

MATCHLINE "C"

AIRPORT BOULEVARD  
(R.O.W. VARIES)

SOUTHERN PACIFIC TRANSPORTATION  
COMPANY RAILROAD  
(R.O.W. VARIES)



GRAPHIC SCALE: 1" = 300'

**30.1182 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



*A Limited Liability Company*

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 300'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	1 OF 7

**GOODWIN AVENUE (R.O.W. VARIES)**

**SPRINGDALE ROAD (R.O.W. VARIES)**

**P.O.B.**  
 GRID N: 10070867.30  
 GRID E: 3129642.90

LOT 1, BLOCK A  
 1023 SUBDIVISION  
 DOC. NO. 201600134, O.P.R.T.C.T.

STREET DEED  
 DOC. NO. \_\_\_\_\_

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**



**TRACT 2**  
**CALLED 6.6576 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

**ZONING EXHIBIT**  
**30.1182 ACRE(S)**  
**1,311,948 SQUARE FEET**

(N30°00'00"E 266.18')  
 N28°00'35"E 266.33'

N27°46'25"E 266.31'

221.45'}}

{N27°28'47"E

153.02']  
 153.58'

N62°06'46"W 626.12'  
 [N60°43'34"W 626.03']

[B]

MATCHLINE "D"

MATCHLINE "A"

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	2 OF 7

S61°55'24"E 983.73'  
(S59°58'00"E 983.80')  
[[S59°55'07"E 983.91']]  
971.89'

LOT 1, BLOCK A  
1023 SUBDIVISION  
DOC. NO. 201600134, O.P.R.T.C.T.

(S60°00'00"E 239.41')  
S61°57'24"E  
239.39'

**TRACT 1**  
**CALLED 19.1704 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

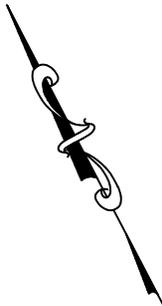
**ZONING EXHIBIT**  
**30.1182 ACRE(S)**  
**1,311,948 SQUARE FEET**

{{S59°31'15"E 974.33'}}  
S62°02'52"E 969.23'

**TRACT 2**  
**CALLED 6.6576 ACRES**  
**AUS SPRINGDALE, LLC**  
**DOC. NO. 2020027902**  
**O.P.R.T.C.T.**

MATCHLINE "A"

MATCHLINE "B"



{{S30°28'50"W 299.84'}}  
S27°55'53"W 299.95'

N27°55'53"E 850.76'  
(N29°59'40"E 851.16')

{{N59°32'09"W 962.40'}}

3/4"  
IN CONC.

N61°59'47"W 336.36'  
((N60°43'34"W 336.52'))

"ACCUTEX  
RPLS 3991"

[B]

[C]

MATCHLINE "D"

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	3 OF 7

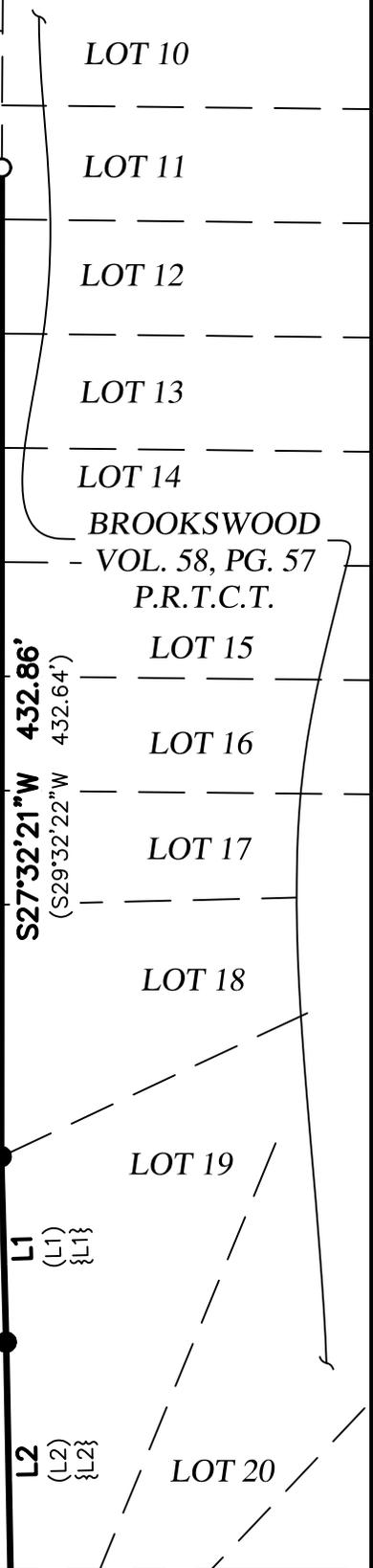
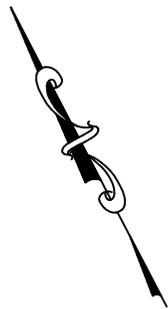
LOT 12 [A] LOT 9  
 (S67°00'45"E 338.42')  
 S61°58'09"E 338.40'

SAUCEDO STREET  
 (R.O.W. VARIES-PLATTED  
 AS BERGER DRIVE)

**ZONING EXHIBIT**  
 30.1182 ACRE(S)  
 1,311,948 SQUARE FEET

**TRACT 1**  
 CALLED 19.1704 ACRES  
 AUS SPRINGDALE, LLC  
 DOC. NO. 2020027902  
 O.P.R.T.C.T.

MATCHLINE "B"



MATCHLINE "D"

**JESSE C.  
 TANNEHILL  
 SURVEY NO. 29  
 ABSTRACT NO. 22**

**30.1182 ACRES  
 ZONING EXHIBIT  
 City of Austin,  
 Travis County, Texas**



PO Box 90876, Austin Texas 78709  
 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	4 OF 7

MATCHLINE "D"

ZONING EXHIBIT  
30.1182 ACRE(S)  
1,311,948 SQUARE FEET

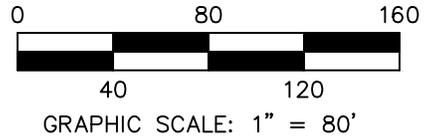
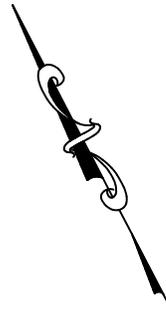
TRACT 1  
CALLED 19.1704 ACRES  
AUS SPRINGDALE, LLC  
DOC. NO. 2020027902  
O.P.R.T.C.T.

SOUTHERN PACIFIC TRANSPORTATION  
COMPANY RAILROAD  
(R.O.W. VARIES)

S70°59'43"W 559.83'  
(S72°55'00"W 560.30')

(207.96')  
208.26'

CALLED 3.553 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.



**30.1182 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



*A Limited Liability Company*

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	5 OF 7

MATCHLINE "D"

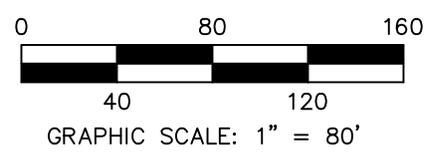
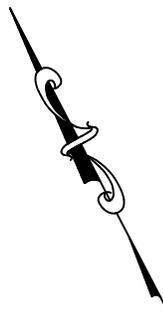
**ZONING EXHIBIT**  
30.1182 ACRE(S)  
1,311,948 SQUARE FEET

[B]  
CALLED 6.054 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.

[N29°17'47"E 531.96']  
((N29°17'47"E 531.96'))  
N27°57'50"E 532.10'

[C]  
**TRACT 3**  
CALLED 4.376 ACRES  
AUS SPRINGDALE, LLC  
DOC. NO. 2020027902  
O.P.R.T.C.T.

((S29°18'24"W 551.64'))  
S27°55'53"W 550.81'



[S60°52'53"E 253.60']  
((S60°52'53"E 253.60'))  
S62°13'40"E 253.47'

3/4" IN CONC.

3/4" IN CONC.

FROM WHICH A 3/4" IRON PIPE FOUND BEARS, N26°01'53"W, 0.37'

((567.60'))  
567.76'

N62°14'06"W 776.03'  
[N60°50'05"W 775.70']

CALLED 3.553 ACRES  
10611 RESEARCH, L C  
DOC. NO. 2001025561  
O.P.R.T.C.T.

3/4" IN CONC.

**AIRPORT BOULEVARD**  
**(R.O.W. VARIES)**

MATCHLINE "C"

**30.1182 ACRES**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	6 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°56'49"W	81.27'
L2	S26°24'51"W	190.29'
L3	N20°09'28"W	30.06'
L4	N27°48'56"E	79.10'
L5	N24°55'54"E	103.05'
L6	N27°15'06"E	93.76'
L7	N27°43'49"E	24.60'
L8	N24°55'54"E	118.51'
L9	N62°02'52"W	7.94'
L10	N61°55'24"W	11.84'
L11	N62°02'52"W	5.00'
L12	S20°12'52"E	104.69'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S27°53'27"W	81.11'
{L1}	S27°45'00"W	80.66'
(L2)	S28°26'14"W	190.66'
{L2}	S28°54'00"W	190.50'
((L3))	N18°53'21"W	30.08'
[L12]	S18°53'21"E	104.64'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2019093971
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2001025561
{.....}	RECORD INFORMATION PER PLAT VOL. 58 PG. 57
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2019093972
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 201600134
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2013154774

[A]  
 SPRINGDALE ADDITION  
 VOL. 4, PG. 325  
 P.R.T.C.T.



*Jason Ward*  
 10/7/2020

TCAD PARCEL #193704, #193705 & #544200  
 COA GRID #L22

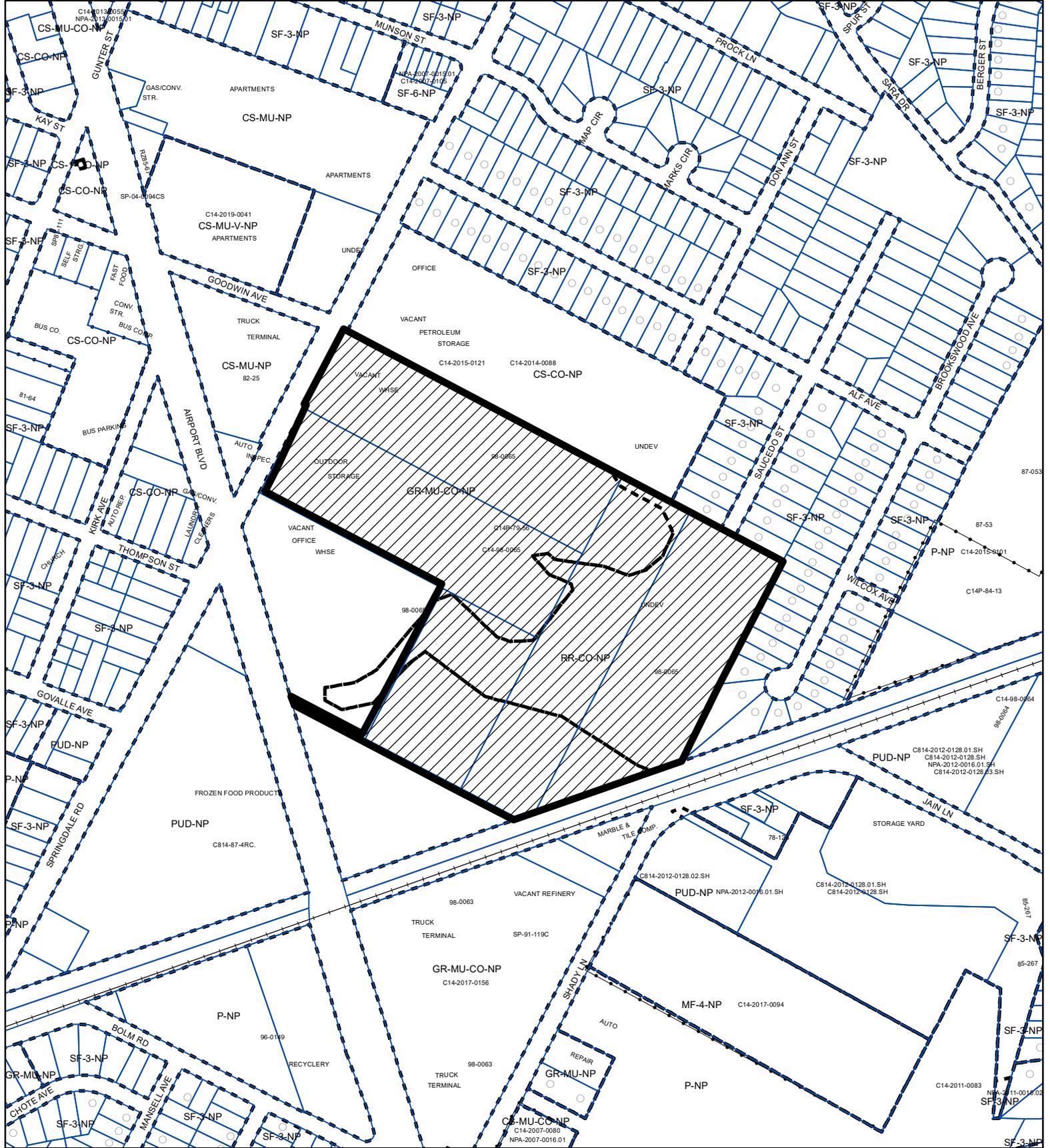
**NOTES:**

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**30.1182 ACRES  
 ZONING EXHIBIT  
 City of Austin,  
 Travis County, Texas**

 <b>4WARD</b> <i>Land Surveying</i> <small>A Limited Liability Company</small> PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/7/2020
	Project:	00773
	Scale:	N/A
	Reviewer:	PRB
	Tech:	EBD
	Field Crew:	JZ/FH
	Survey Date:	JUL. 2020
Sheet:	7 OF 7	



**PLANNED UNIT DEVELOPMENT**

**ZONING CASE#: C814-2020-0104**

**Exhibit B**


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

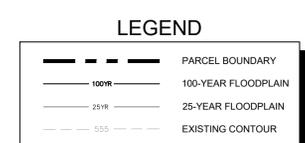
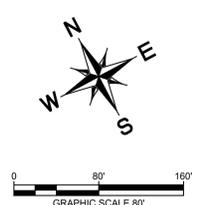
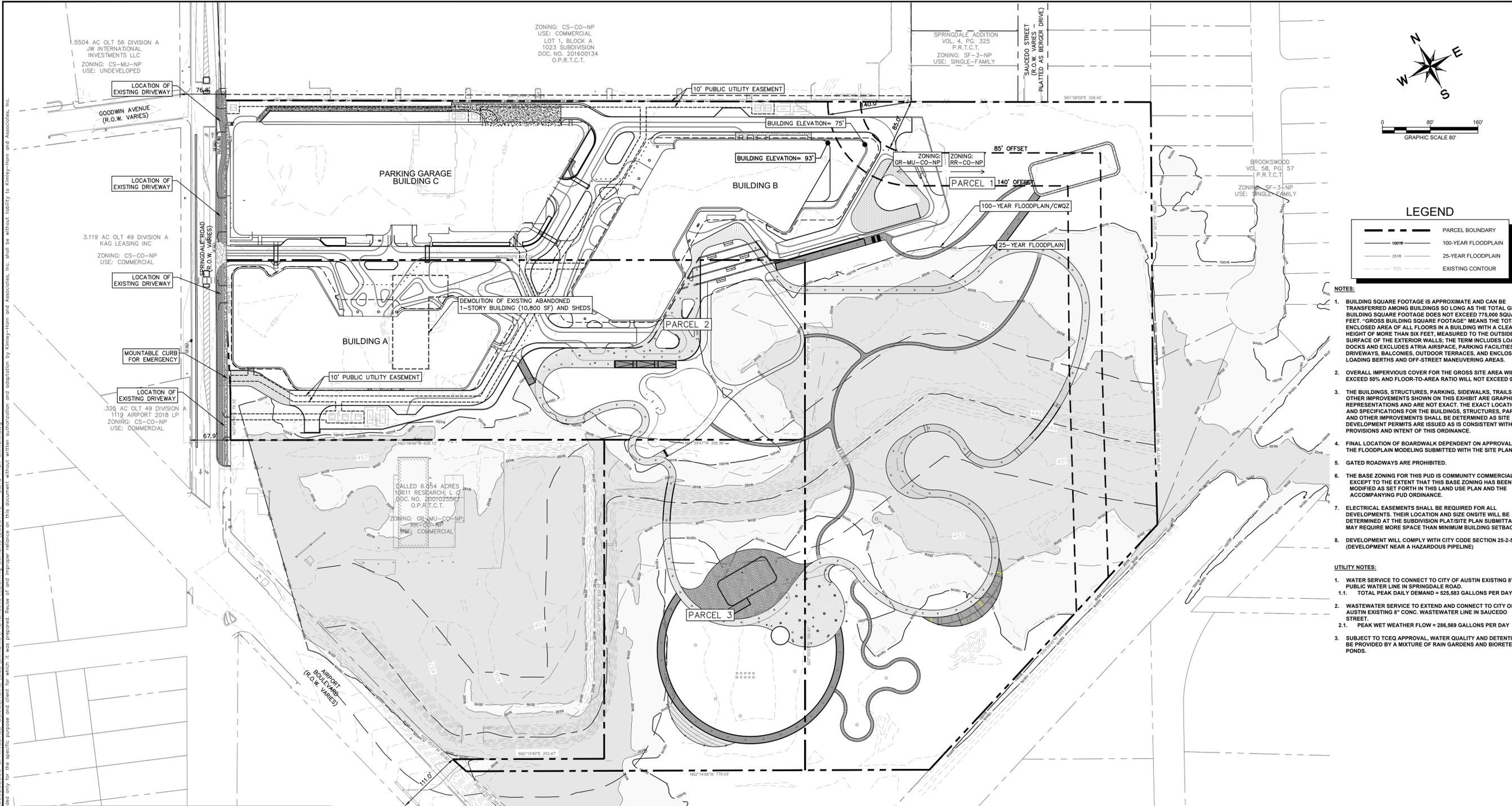
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

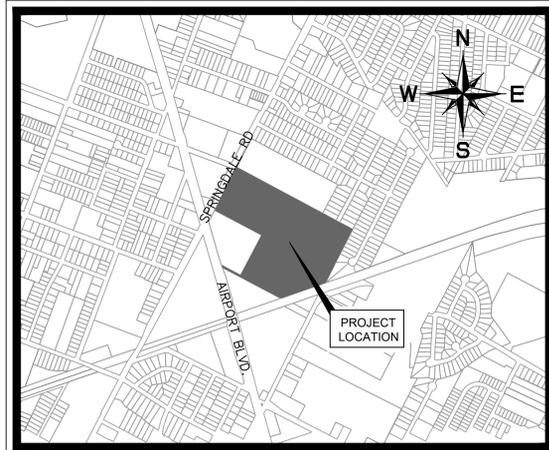


Plotted: E:\hudson, Harrison Date: May 06, 2021 06:56:02am File Path: S:\SAU-Civil\069268300-SPRINGDALE-COMMERCIAL\04-Exhibits\PlanSheets\Zoning\_Exhibits\20201119 - Land Plan Exhibit.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- NOTES:**
- BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL GROSS BUILDING SQUARE FOOTAGE DOES NOT EXCEED 775,000 SQUARE FEET. "GROSS BUILDING SQUARE FOOTAGE" MEANS THE TOTAL ENCLOSED AREA OF ALL FLOORS IN A BUILDING WITH A CLEAR HEIGHT OF MORE THAN SIX FEET, MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS; THE TERM INCLUDES LOADING DOCKS AND EXCLUDES AIRSPACE, PARKING FACILITIES, DRIVEWAYS, BALCONIES, OUTDOOR TERRACES, AND ENCLOSED LOADING BERTHS AND OFF-STREET MANEUVERING AREAS.
  - OVERALL IMPERVIOUS COVER FOR THE GROSS SITE AREA WILL NOT EXCEED 50% AND FLOOR-TO-AREA RATIO WILL NOT EXCEED 0.8:1.
  - THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.
  - FINAL LOCATION OF BOARDWALK DEPENDENT ON APPROVAL OF THE FLOODPLAIN MODELING SUBMITTED WITH THE SITE PLAN.
  - GATED ROADWAYS ARE PROHIBITED.
  - THE BASE ZONING FOR THIS PUD IS COMMUNITY COMMERCIAL (GR), EXCEPT TO THE EXTENT THAT THIS BASE ZONING HAS BEEN MODIFIED AS SET FORTH IN THIS LAND USE PLAN AND THE ACCOMPANYING PUD ORDINANCE.
  - ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATION AND SIZE ON SITE WILL BE DETERMINED AT THE SUBDIVISION PLAT/SITE PLAN SUBMITTAL AND MAY REQUIRE MORE SPACE THAN MINIMUM BUILDING SETBACK.
  - DEVELOPMENT WILL COMPLY WITH CITY CODE SECTION 25-2-516 (DEVELOPMENT NEAR A HAZARDOUS PIPELINE)

- UTILITY NOTES:**
- WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 8" CI PUBLIC WATER LINE IN SPRINGDALE ROAD.
    - TOTAL PEAK DAILY DEMAND = 525,583 GALLONS PER DAY.
  - WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONC. WASTEWATER LINE IN SAUCEDO STREET.
    - PEAK WET WEATHER FLOW = 286,569 GALLONS PER DAY
  - SUBJECT TO TCEQ APPROVAL, WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION PONDS.



**VICINITY MAP**  
SCALE: 1" = 1000'

**LEGAL DESCRIPTION:**  
 PARCEL 1: 19.1704 ACRES SITUATED IN THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.  
 PARCEL 2: 6.6576 ACRES OF LAND OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.  
 PARCEL 3: 4.3726 ACRES COMPRISED OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

Parcel	Acreage	Commercial Land Use Classification	Building No.	Maximum Building Height (ft) <sup>4</sup>	Maximum Gross Building Square Footage (sf)	Maximum Building Coverage (%)	Setbacks			Minimum Lot Size (sf)	Minimum Corner Lot Area (sf)	Minimum Lot Width (ft)	Minimum Dwelling Units Per Lot
							Front Yard	Street Side Yard	Rear Yard				
1	19.1704	Commercial	B	93	315,000	50%	0'	10'	-	5,750	5,750	50	Not Permitted
			C	93	45,000								
2	6.6576	Commercial	A	93	325,000	-	0'	10'	-	-	-	-	-
			B	93	90,000								
3	4.3726	Commercial	-	-	-	-	0'	10'	-	-	-	-	
<b>Total</b>	<b>30.20</b>				<b>775,000</b>								

- All uses in effect on the date of this ordinance specified as permitted uses and conditional uses in the community commercial (GR) district, and Electronic Prototype Assembly, Electronic Testing, Research Assembly Services, and Research Testing Services uses, as provided in the City Code are permitted uses in the Springdale Green PUD.
- The ground floor of Building C (parking garage) shall contain a minimum of 3,600 square feet for commercial uses.
- The following land uses are prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Exterminating services, Funeral services, Community garden, and Service station.
- Section 25-2-1063(C) (Height Limitations and Setbacks for Large Sites) is modified to waive the compatibility standards as necessary to allow the buildings shown in Exhibit "C" (Land Use Plan) to achieve 75 feet of height at 85 feet from the property line of an SF-5 or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an SF-5 or more restrictive zoning district.

Parking Garage Summary		
Parcel	Garage No.	Maximum Garage Height (ft)
1	C	93
2	-	-
3	-	-

Baseline for Determining Development Bonuses per Section 1.3.3	674,853
Bonus Area Square Footage	100,147
Maximum Square Footage	775,000

\*Baseline determined using GR base zoning district and applicable compatibility standards.

Exhibit C

KHA PROJECT: 069268300  
 DATE: AUGUST 2020  
 SCALE: AS SHOWN  
 DESIGNED BY: KB  
 DRAWN BY: KB  
 CHECKED BY: HH

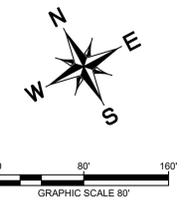
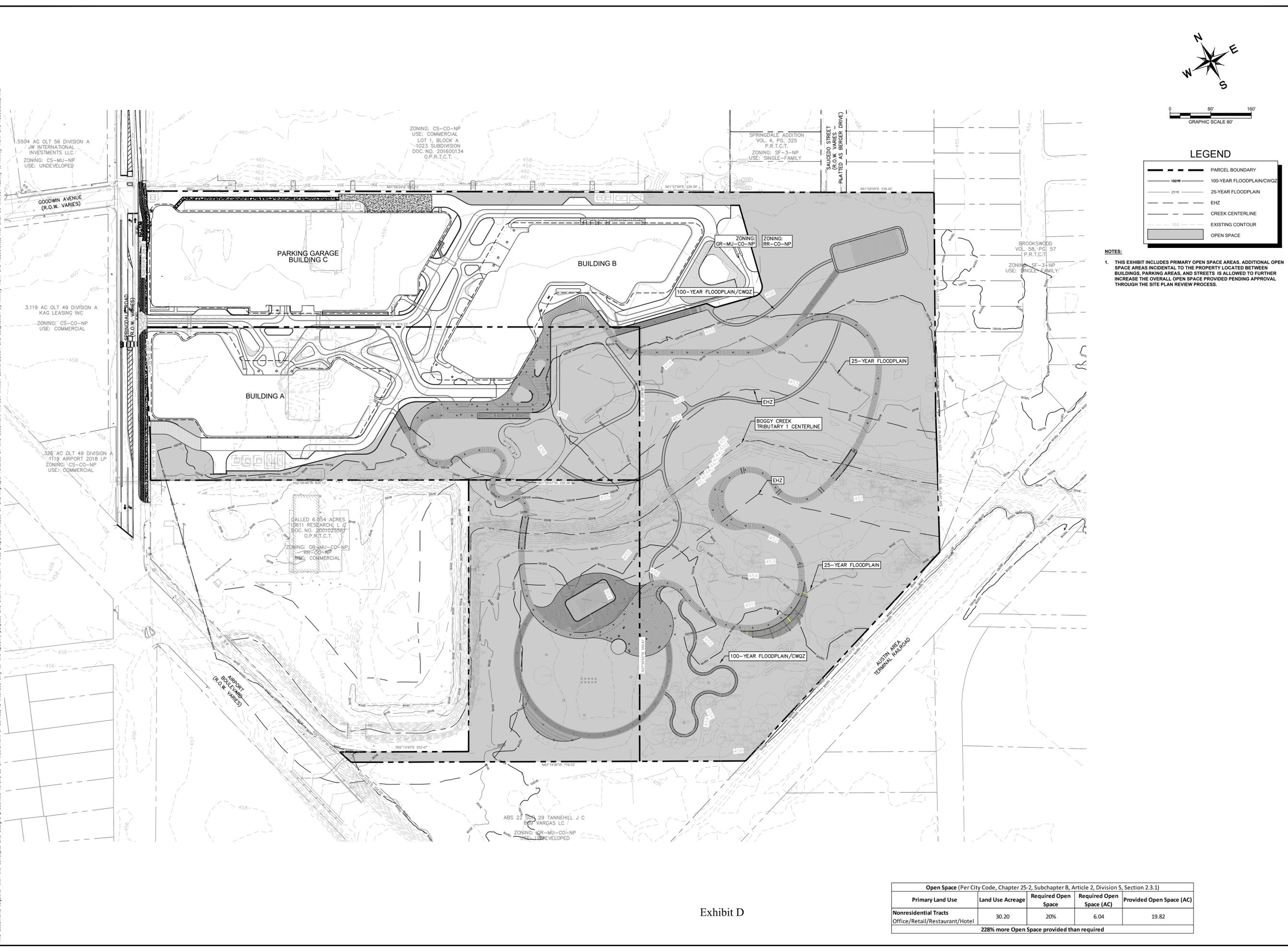
KIMLEY-HORN & ASSOCIATES, INC.  
 2600 VIA AUSTIN, TERRACE 1, SUITE 300  
 AUSTIN, TX 78746  
 PHONE: 512-418-1791 FAX: 512-418-1791  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928

LAND USE PLAN

SPRINGDALE GREEN  
 1011 SPRINGDALE RD  
 CITY OF AUSTIN  
 TRAVIS COUNTY COUNTY, TEXAS

SHEET NUMBER  
**EXHIBIT**

Plotted By: Bissav, Kenda Date: April 20, 2021, 05:34:15pm File Path: K:\SAU\Civil\069268300\_SPRINGDALE\_COMMERCIAL\_Cod\Exhibits\PlanSheets\Zoning\Exhibits\20201119 - Open Space Plan Exhibit.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

--- (dashed line)	PARCEL BOUNDARY
--- (thick dashed line)	100-YEAR FLOODPLAIN/CWQZ
--- (thin dashed line)	25-YEAR FLOODPLAIN
--- (dotted line)	EHZ
--- (dashed line with dots)	CREEK CENTERLINE
--- (dotted line)	EXISTING CONTOUR
--- (shaded area)	OPEN SPACE

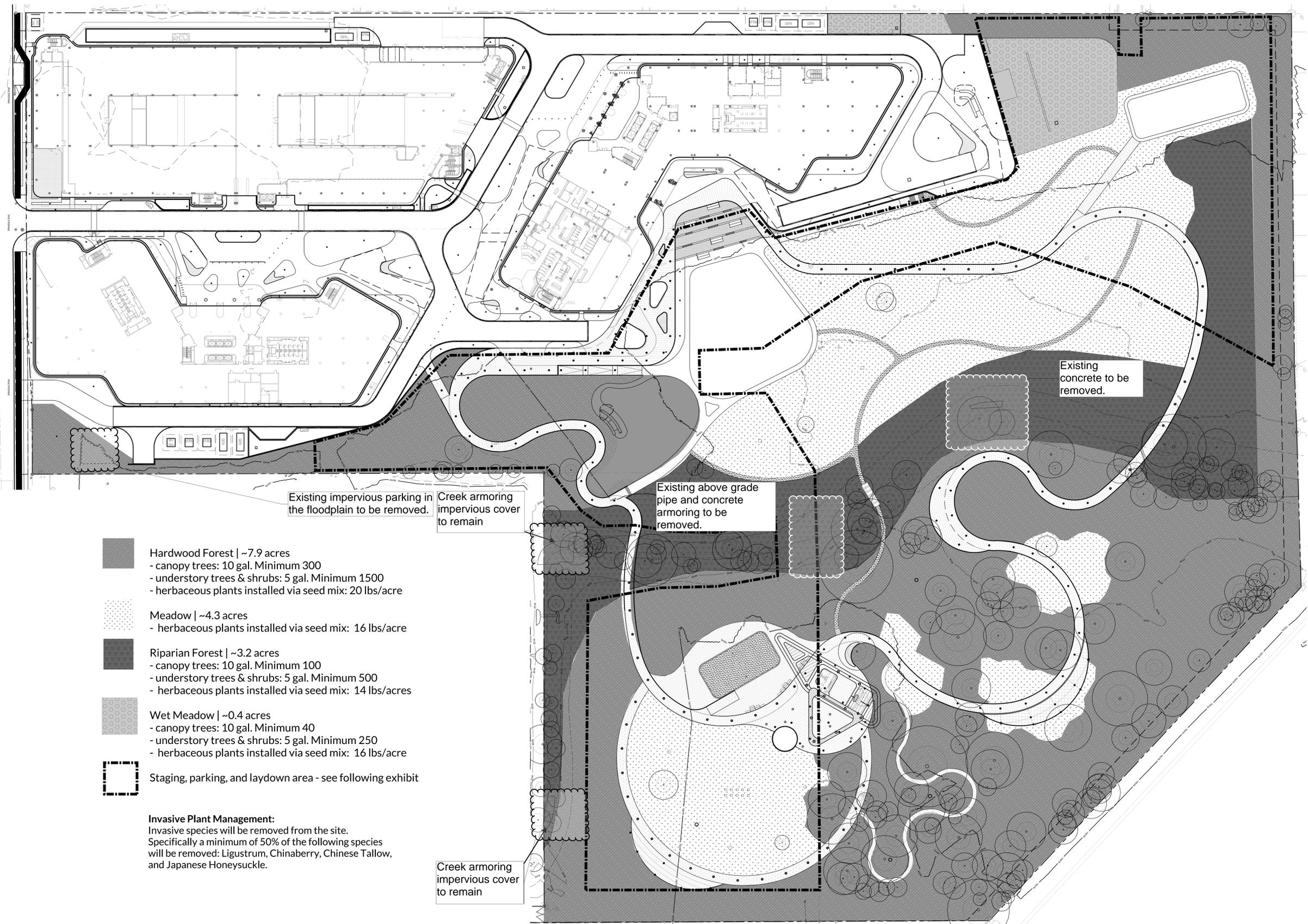
**NOTES:**

- THIS EXHIBIT INCLUDES PRIMARY OPEN SPACE AREAS. ADDITIONAL OPEN SPACE AREAS INCIDENTAL TO THE PROPERTY LOCATED BETWEEN BUILDINGS, PARKING AREAS, AND STREETS IS ALLOWED TO FURTHER INCREASE THE OVERALL OPEN SPACE PROVIDED PENDING APPROVAL THROUGH THE SITE PLAN REVIEW PROCESS.

Open Space (Per City Code, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1)				
Primary Land Use	Land Use Acreage	Required Open Space	Required Open Space (AC)	Provided Open Space (AC)
Nonresidential Tracts				
Office/Retail/Restaurant/Hotel	30.20	20%	6.04	19.82
<b>228% more Open Space provided than required</b>				

Exhibit D

	2600 VIA FORTUNA, TERRACE 1, SUITE 300 AUSTIN, TX 78746 PHONE: 512-418-1717 FAX: 512-418-1791 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	REVISIONS No. _____ DATE _____
	<b>OPEN SPACE PLAN</b>	KHA PROJECT 069254201 DATE AUGUST 2020 SCALE: AS SHOWN DESIGNED BY: KB DRAWN BY: ME CHECKED BY: HH
<b>SPRINGDALE GREEN</b> 1011 SPRINGDALE RD CITY OF AUSTIN TRAVIS COUNTY, TEXAS	<b>EXHIBIT</b>	



- Hardwood Forest | ~7.9 acres  
 - canopy trees: 10 gal. Minimum 300  
 - understory trees & shrubs: 5 gal. Minimum 1500  
 - herbaceous plants installed via seed mix: 20 lbs/acre
- Meadow | ~4.3 acres  
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Riparian Forest | ~3.2 acres  
 - canopy trees: 10 gal. Minimum 100  
 - understory trees & shrubs: 5 gal. Minimum 500  
 - herbaceous plants installed via seed mix: 14 lbs/acres
- Wet Meadow | ~0.4 acres  
 - canopy trees: 10 gal. Minimum 40  
 - understory trees & shrubs: 5 gal. Minimum 250  
 - herbaceous plants installed via seed mix: 16 lbs/acre
- Staging, parking, and laydown area - see following exhibit

**Invasive Plant Management:**  
 Invasive species will be removed from the site. Specifically a minimum of 50% of the following species will be removed: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.

01 OVERALL PLAN SCALE: 1" = 40'-0"

Hardwood Forest	
<b>Canopy Trees</b>	
Bur Oak	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Quercus muehlenbergia</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Lacey Oak	<i>Quercus laceyi</i>
Live Oak	<i>Quercus virginiana</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Pecan	<i>Carya illinoensis</i>
Texas Ash	<i>Fraxinus texana</i>
Texas Sycamore	<i>Platanus occidentalis</i>

<b>Understory Trees</b>	
Black Willow	<i>Salix nigra</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Eve's Necklace	<i>Sophora affinis</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis var. texensis</i>
Yaupon Holly	<i>Ilex vomitoria</i>

<b>Understory Shrubs</b>	
Agarita	<i>Mahonia trifoliolata</i>
American Beautyberry	<i>Callicarpa americana</i>
Bear Grass	<i>Nolina texana</i>
Cedar Sage	<i>Salvia roemeriana</i>
Fragrant Sumac	<i>Rhus aromatica</i>
Red Buckeye	<i>Aesculus pavia</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turks Cap	<i>Malvaviscus arboreus var. drummondii</i>
Twistleaf Yucca	<i>Yucca rupicola</i>

<b>Vines (Seed)</b>	
Passion Vine	<i>Passiflora incarnata</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

<b>Herbs (Seed)</b>	
Black-eyed Susan	<i>Rudbeckia hirta</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Englemann's Daisy	<i>Engelmannia peristenia</i>
Fall Aster	<i>Aster oblongifolius</i>
Missouri Primrose	<i>Oenothera missouriensis</i>
Purple Coneflower	<i>Echineacea angustifolia</i>
Virginia Frostweed	<i>Verbesina virginica</i>

<b>Grasses (Seed)</b>	
Cherokee Sedge	<i>Carex cherokeensis</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Pine Muhly	<i>Muhlenbergia dubia</i>
Virginia Wildrye	<i>Elymus virginicus</i>

<b>Groundcover (Seed)</b>	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calyptocarpus vialis</i>

<b>Vines (Seed)</b>	
Passion Vine	<i>Passiflora incarnata</i>

<b>Herbs (Seed)</b>	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Virginia Frostweed	<i>Verbesina virginica</i>

<b>Grasses (Seed)</b>	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>

<b>Groundcover (Seed)</b>	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calyptocarpus vialis</i>

Meadow	
<b>Understory Trees</b>	
Texas Kidneywood	<i>Eysenhardtia texana</i>
Texas Persimmon	<i>Diospyros texana</i>

<b>Understory Shrubs</b>	
Agarita	<i>Mahonia trifoliolata</i>
Bear Grass	<i>Nolina texana</i>
Hardy Spineless Prickly Pear	<i>Opuntia ellisiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Spineless Prickly Pear	<i>Opuntia gomei</i>
Twistleaf Yucca	<i>Yucca rupicola</i>

<b>Vines (Seed)</b>	
Passion Vine	<i>Passiflora incarnata</i>

<b>Herbs (Seed)</b>	
Beebalm	<i>Monarda fistulosa</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Englemann's Daisy	<i>Engelmannia peristenia</i>
Fall Aster	<i>Aster oblongifolius</i>
Gaura	<i>Gaura lindheimeri</i>
Goldenrod	<i>Solidago altissima</i>
Gregg's Mistflower	<i>Conoclinium greggii</i>
Illinois Bundleflower	<i>Desmanthus illinoensis</i>
Lemon Beebalm	<i>Monarda citriodora</i>
Maximilian Sunflower	<i>Helianthus maximiliani</i>
Mealy Blue Sage	<i>Salvia farinacea</i>
Missouri Primrose	<i>Oenothera missouriensis</i>
Mistflower	<i>Conoclinium coelestinum</i>
Plains Coreopsis	<i>Coreopsis tinctoria</i>
Purple Coneflower	<i>Echineacea angustifolia</i>
Slenderleaf Four-nerve Daisy	<i>Tetraneris linearifolia</i>

<b>Grasses (Seed)</b>	
Big Bluestem	<i>Andropogon gerardii</i>
Blue Grama	<i>Bouteloua gracilis</i>
Deer Muhly	<i>Muhlenbergia rigens</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Virginia Wildrye	<i>Elymus virginicus</i>

<b>Groundcover (Seed)</b>	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calyptocarpus vialis</i>

Wet Meadow	
<b>Canopy Trees</b>	
Green Ash	<i>Fraxinus pennsylvanica</i>
Texas Sycamore	<i>Platanus occidentalis</i>

<b>Understory Trees</b>	
Possumhaw Holly	<i>Ilex decidua</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>

<b>Understory Shrubs</b>	
Coralberry	<i>Symphoricarpos orbiculatus</i>
False Indigo	<i>Amorpha fruticosa</i>

<b>Vines (Seed)</b>	
Passion Vine	<i>Passiflora incarnata</i>

<b>Herbs (Seed)</b>	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Virginia Frostweed	<i>Verbesina virginica</i>

<b>Grasses (Seed)</b>	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>

<b>Groundcover (Seed)</b>	
Frogfruit	<i>Phyla nodiflora</i>
Horseherb	<i>Calyptocarpus vialis</i>

Riparian Forest	
<b>Canopy Trees</b>	
Bald Cypress	<i>Taxodium distichum</i>
Bur Oak	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Live Oak	<i>Quercus virginiana</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Pecan	<i>Carya illinoensis</i>
Texas Sycamore	<i>Platanus occidentalis</i>

<b>Understory Trees</b>	
Black Willow	<i>Salix nigra</i>
Eve's Necklace	<i>Sophora affinis</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Possumhaw Holly	<i>Ilex decidua</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Texas Persimmon	<i>Diospyros texana</i>
Texas Redbud	<i>Cercis canadensis var. texensis</i>
Yaupon Holly	<i>Ilex vomitoria</i>

<b>Understory Shrubs</b>	
Agarita	<i>Mahonia trifoliolata</i>
American Beautyberry	<i>Callicarpa americana</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
False Indigo	<i>Amorpha fruticosa</i>
Red Buckeye	<i>Aesculus pavia</i>
Shrubby Boneset	<i>Ageratina havanensis</i>
Turks Cap	<i>Malvaviscus arboreus var. drummondii</i>

<b>Vines (Seed)</b>	
Virginia Creeper	<i>Parthenocissus quinquefolia</i>

<b>Herbs (Seed)</b>	
Beebalm	<i>Monarda fistulosa</i>
Clasping Coneflower	<i>Dracopis amplexicaulis</i>
Fall Aster	<i>Aster oblongifolius</i>
Fall Obedient Plant	<i>Physostegia virginiana</i>
Goldenrod	<i>Solidago altissima</i>
Milkweed	<i>Asclepias texana</i>
Mistflower	<i>Conoclinium coelestinum</i>
Purple Prairie Coneflower	<i>Dalea purpurea var. purpurea</i>
Virginia Frostweed	<i>Verbesina virginica</i>

<b>Grasses (Seed)</b>	
Cherokee Sedge	<i>Carex cherokeensis</i>
Horsetail	<i>Equisetum laevigatum</i>
Inland Sea Oats	<i>Chasmanthium latifolium</i>
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Switchgrass	<i>Panicum virgatum</i>
Virginia Wildrye	<i>Elymus virginicus</i>

#### SOIL DECOMPACTION REQUIREMENTS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN FOR SUBMITTAL TO THE OWNER:

1. THIS WORK SHALL CONSIST OF PERFORMING ALL REQUIRED ACTIVITIES FOR SOIL DECOMPACTION IN AREAS SHOWN IN THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, SUPPLIES, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR PERFORMING ALL OPERATIONS IN CONNECTION WITH SOIL DECOMPACTION, COMPLETE AS SPECIFIED HEREIN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ALL SUPPLIES AND EQUIPMENT IN SUFFICIENT QUANTITIES SO AS TO PERFORM SOIL DECOMPACTION AS NECESSARY WITHOUT DELAYING CONSTRUCTION PROGRESS.

3. THE SUBMITTAL REQUIREMENTS OF THIS SPECIFICATION SHALL INCLUDE THE TEST RESULTS, INFORMATION ABOUT PROPOSED EQUIPMENT, AND SAMPLES NECESSARY FOR APPROVAL OF DECOMPACTION TECHNIQUES AND METHODS.

4. SOIL COMPACTION TESTING SHALL BE PERFORMED BOTH BEFORE AND AFTER MODIFICATION OF SOIL, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

5. SOIL COMPACTION TESTING SHALL INCLUDE WRITTEN RESULTS AND MAPPED LOCATIONS OF TESTS PROVIDED TO THE LANDSCAPE ARCHITECT AND OWNER. A MINIMUM OF TWO TESTS PER 5,000 SQUARE FEET ARE REQUIRED. TEST RESULTS SHALL BE REPORTED IN PERCENT OF STANDARD PROCTOR DENSITY OR BULK DENSITY (G/CM3) UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT. FOR SURFACE DECOMPACTION, MEASURE AT BOTH THE SURFACE AND AT SIX (6) INCHES DEPTH. FOR SUBSURFACE DECOMPACTION, MEASURE AT A DEPTH OF BOTH 12 AND 18 INCHES.

6. PROVIDE WRITTEN INFORMATION ON TYPE AND SIZE OF EQUIPMENT PROPOSED TO PRODUCE THE DESIRED DECOMPACTION RESULTS.

7. PROVIDE A ONE GALLON SAMPLE OF THE COMPOST AND MULCH MATERIAL AT THE SAME TIME AS A LAB ANALYSIS SUPPLIED BY THE PRODUCER TO THE LANDSCAPE ARCHITECT VERIFYING THAT THE PRODUCTS MEET THE REQUIREMENTS OF THE CITY OF AUSTIN STANDARD SPECIFICATION 661S. LAB ANALYSES FOR COMPOST SHALL BE DATED WITHIN 90 CALENDAR DAYS OF THE TIME OF SUBMITTAL.

8. PRODUCER SHALL PROVIDE A LETTER STATING THE LENGTH OF THE COMPOSTING PERIOD FOR COMPOST, AND LISTING THE SOURCE MATERIALS BY VOLUME FOR COMPOST AND MULCH.

9. FOR DECOMPACTION WORK UNDER TREES, PROVIDE QUALIFIED ARBORIST CREDENTIALS, INCLUDING PROOF OF CERTIFICATION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE, LICENSES, RESUME AND REFERENCES FOR THE SUPERVISOR OF THE WORK TO BE PERFORMED WITHIN THE CRZ OF EXISTING TREES TO REMAIN.

#### CONSTRUCTION METHODS FOR THE STAGING, PARKING, AND LAYDOWN AREA ON THE RESTORATION PLAN:

1. BEFORE INITIATION OF DECOMPACTION ACTIVITIES, ALL REQUIRED EROSION CONTROL AND ENVIRONMENTAL MEASURES SHALL BE IN PLACE AS INDICATED ON THE CIVIL ENGINEER'S SITE PLAN DRAWINGS, AND THE DEPTH(S) AND LOCATION(S) OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED. THE SURFACE OF THE SUBGRADE SHALL BE SHAPED IN GENERAL CONFORMITY WITH THE TYPICAL SECTIONS, LINES, AND GRADES INDICATED ON THE DRAWINGS BY THE REMOVAL OF EXISTING MATERIAL OR BY THE ADDITION OF APPROVED MATERIAL AS ESTABLISHED BY THE ENGINEER OR LANDSCAPE ARCHITECT.

2. COMPACTION LEVELS THAT ARE DETRIMENTAL TO ROOT GROWTH ARE DEPENDENT ON SOIL TYPE, WHICH TYPICALLY VARIES FROM SITE TO SITE AND MUST BE DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT BEFORE TESTING OCCURS.

3. COMPACTION RATING OF ALL AFFECTED SOILS SHALL BE BETWEEN 75 AND 85 PERCENT STANDARD PROCTOR DENSITY WITH A PENETRATION RESISTANCE BETWEEN 75 TO 175 PSI.

4. ALL SOIL MANAGEMENT ACTIVITIES INCLUDING AMENDMENT AND/OR DECOMPACTION MUST OCCUR AT A SOIL MOISTURE CONTENT BETWEEN FIVE (5) AND 20 PERCENT MEASURED AT THE DEPTH OF THE WORK.

5. COMPACTED SURFACE SOIL (0 - 6 INCH SOIL DEPTH) - DO NOT USE ROTO-TILLER. USE DISC PLOW / HARROW TO LOOSEN SOIL TO UNIFORM CLOD SIZE. DO NOT OVER CULTIVATE IN ORDER TO PRESERVE EXISTING SOIL STRUCTURE. MAKE A MINIMUM OF TWO PASSES ALONG PERPENDICULAR PATHS. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF THREE (3) TO SIX (6) PERCENT BY WEIGHT.

6. COMPACTED SUBSOIL (6 - 18 INCH SOIL DEPTH) : AFTER ROUGH GRADING AND REMOVING ALL PLANTS AND DEBRIS FROM THE SURFACE, LOOSEN THE SOIL BY DRAGGING A RIPPING SHANK OR CHISEL THROUGH THE SOIL TO A DEPTH OF 18 INCHES FROM FINISHED GRADE. THE LANDSCAPE ARCHITECT SHALL SPECIFY THE APPROPRIATE DEPTH OF RIPPING BASED UPON SITE CONDITIONS. SHANK SPACING VARIES WITH SOIL MOISTURE, SOIL TYPE, AND DEGREE AND DEPTH OF COMPACTION. SHANK SPACING SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. AT LEAST THREE (3) SEPARATE SERIES OR PATTERNS OF MOVEMENT ARE REQUIRED. THE FIRST SERIES OR PATTERN OF PASSES IS APPLIED LENGTHWISE, PARALLEL WITH THE LONGEST SPREAD OF THE SITE; GRADUALLY PROGRESSING ACROSS THE SITE'S WIDTH, WITH EACH SUCCESSIVE PASS. THE SECOND SERIES RUNS OBLIQUELY, CROSSING THE FIRST SERIES AT AN ANGLE OF ABOUT 45 DEGREES. THE THIRD SERIES RUNS AT RIGHT ANGLE OR 90 DEGREES TO THE FIRST SERIES. BETWEEN PASSES, TOP-DRESS WITH COMPOST AS REQUIRED TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF TWO (2) TO FOUR (4) PERCENT BY WEIGHT.

7. COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING ESTABLISHED TREES: A.F.M. (AIR EXCAVATION, FERTILIZATION, MULCHING) OR VERTICAL MULCHING.

8. TWO TECHNIQUES ARE DESCRIBED BASED ON TREE LOCATION RELATIVE TO THE FLOODPLAIN AND POTENTIAL FOR ADVERSE EROSION. AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST SHOULD OVERSEE WORK UNDER TREES AT ALL TIMES.

9. UNDER NO CIRCUMSTANCES SHOULD DECOMPACTION WORK BE DONE IN THE ONE-QUARTER (¼) CRITICAL ROOT ZONE.

10. REMOVE THE TOPS OF ALL PLANTS TO BE REMOVED FROM THE ROOT ZONE. REMOVE SOD WITH A WALK BEHIND SOD CUTTER. ONLY GRUB-OUT THE ROOTS OF INVASIVE PLANTS TO BE REMOVED.

11. PRIOR TO BEGINNING WORK, THE PROPOSED AREA SHALL BE SUFFICIENTLY WETTED TWENTY-FOUR (24) HOURS IN ADVANCE TO MINIMIZE DUST TO THE GREATEST EXTENT POSSIBLE.

12. USE A PNEUMATIC AIR EXCAVATION TOOL.

13. METHOD 1 - A.F.M.: IN A LOCATION OUTSIDE THE FLOODPLAIN AND ON SLOPES OF 3:1 OR LESS, USE A PNEUMATIC AIR TOOL TO LOOSEN THE TOP NINE (9) INCHES OF THE SOIL WITHIN 50 PERCENT OF THE AREA WITHIN THE TREE DRIPLINE. SURFACE ROOTS MAY MOVE AND SEPARATE FROM SOIL DURING THIS PROCESS BUT THE BARK ON ROOTS SHOULD NOT BE BROKEN. INCORPORATE ORGANIC FERTILIZERS TO PROVIDE NUTRIENTS AS INDICATED AS DEFICIENT BY THE SOIL TEST AND AS RECOMMENDED BY THE LANDSCAPE ARCHITECT OR SOIL CONSULTANT. ANY FERTILIZER TREATMENT SHOULD BE APPLIED A CERTIFIED ARBORIST. ADD THREE (3) INCHES OF COMPOST OVER THE SOIL IMMEDIATELY AFTER AERATION. USE A PNEUMATIC AIR TOOL TO MIX THE COMPOST INTO THE TOP SIX (6) INCHES OF THE LOOSENED SOIL. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.

14. METHOD 2 - VERTICAL MULCHING: THIS TECHNIQUE IS SUITABLE FOR A FLOODPLAIN OR OTHER LOCATION SUBJECT TO ADVERSE EROSION. USE A PNEUMATIC AIR TOOL TO MAKE ONE (1) INCH MINIMUM DIAMETER HOLES TO A DEPTH OF TWELVE (12) INCHES WITH HOLES THREE (3) FEET ON CENTER FROM THE HALF CRITICAL ROOT ZONE (CRZ) TO THE DRIPLINE. FUNNEL COMPOST INTO THE HOLES. APPLY A MINIMUM OF FOUR (4) INCHES OF SHREDDED HARDWOOD MULCH ACROSS THE AREA BETWEEN THE DRIPLINE TO WITHIN ONE (1) FOOT FROM THE TRUNK.

15. WORK IN SECTIONS SUCH THAT THE ENTIRE PROCESS - INCLUDING ANY PROPOSED IRRIGATION - CAN BE COMPLETED IN ONE DAY FOR EACH SECTION. APPLY TEN (10) GALLONS OF WATER PER INCH IN DIAMETER OF DBH OVER THE LOOSENED SOIL AT THE COMPLETION OF EACH DAY'S WORK EXCEPT DURING PRECIPITATION EVENTS OF HALF INCH OR GREATER. DURING DROUGHT OR OTHER PROLONGED DRY PERIODS, CONTINUE TO PROVIDE SUPPLEMENTAL WATER FOR ONE (1) TO THREE (3) WEEKS MINIMUM AFTER TREATMENT.

16. DECOMPACTED TREE ROOT ZONES SHOULD BE ACCESS-RESTRICTED USING STEEL POSTS AND CHAIN BARRIERS, AT MINIMUM, OR APPROVED EQUAL UNTIL CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED. THE BARRIERS SHALL BE ERCTED AT THE EDGE OF THE DECOMPACTED ZONES AROUND AN ENTIRE TREE OR TREE CLUSTER, PER THE PLANS, WITHOUT DRIVING POSTS INTO ROOTS OVER TWO (2) INCHES IN DIAMETER.

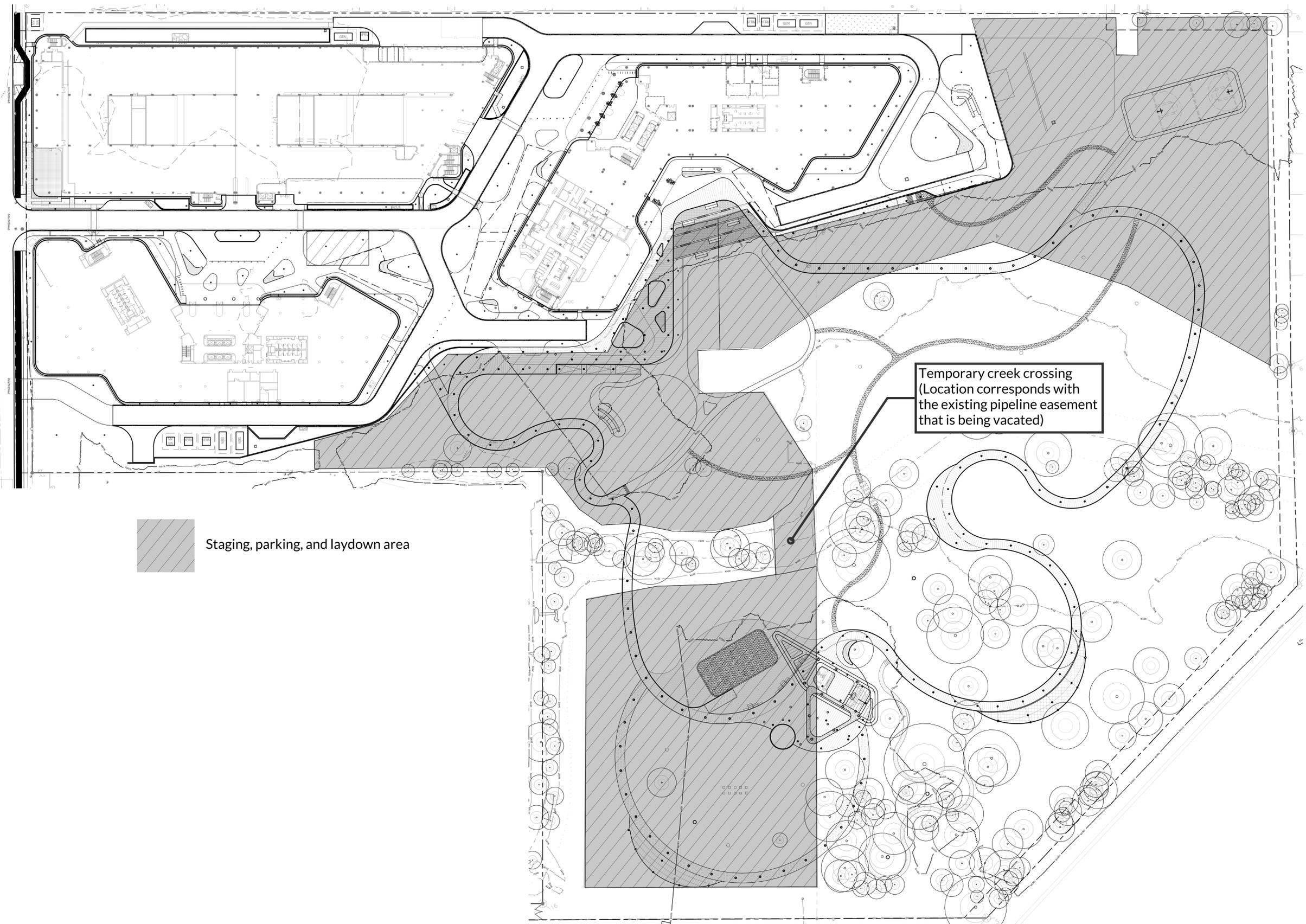
17. PROTECTION OF DECOMPACTED SOILS: AFTER ANY DECOMPACTION ACTIVITIES HAVE TAKEN PLACE DO NOT ALLOW VEHICLES, EQUIPMENT, OR STOCKPILING OF CONSTRUCTION MATERIALS ON PREVIOUSLY-DECOMPACTED SOIL.

18. THE CONTRACTOR SHALL PROTECT DECOMPACTED SOIL FROM DAMAGE INCLUDING CONTAMINATION AND RE-COMPACTION DUE TO OTHER SOIL INSTALLATION, PLANTING OPERATIONS, AND OPERATIONS BY OTHER CONTRACTORS. MAINTAIN PROTECTION OF DECOMPACTED AREAS UNTIL PROJECT ACCEPTANCE. UTILIZE FENCING AND MATTING AS REQUIRED OR DIRECTED TO PROTECT THE FINISHED SOIL WORK. TREAT, REPAIR OR REPLACE DAMAGED DECOMPACTED SOIL IMMEDIATELY.

19. REPAIR OF RE-COMPACTED SOILS: AFTER DECOMPACTION HAS TAKEN PLACE, ANY SOIL THAT BECOMES RE-COMPACTED TO A DENSITY GREATER THAN 85% STANDARD PROCTOR DENSITY OR PENETRATION RESISTANCE OF 225 PSI SHALL BE DECOMPACTED AGAIN.

20. LOOSEN COMPACTED SOIL AND REPLACE SOIL THAT HAS BECOME CONTAMINATED AS DETERMINED BY THE LANDSCAPE ARCHITECT OR SOILS CONSULTANT. RE-COMPACTED AND/OR CONTAMINATED SOIL SHALL BE LOOSENED OR REPLACED AT NO EXPENSE TO THE OWNER.

21. WHERE MODIFIED EXISTING SOIL HAS BECOME COMPACTED OR CONTAMINATED AND NEEDS TO BE REPLACED, PROVIDE IMPORTED SOIL THAT IS OF SIMILAR COMPOSITION, DEPTH AND DENSITY AS THE SOIL THAT WAS REMOVED.



 Staging, parking, and laydown area

Temporary creek crossing  
(Location corresponds with  
the existing pipeline easement  
that is being vacated)

01 OVERALL PLAN

SCALE 1" = 40'-0"

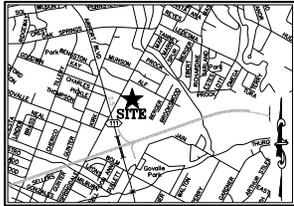






VICINITY MAP

SCALE: 1" = 2000'



**LEGAL DESCRIPTION:**  
 BEING 6.6756 ACRES OF LAND, MORE OR LESS, OUT OF THE JESSE TANNER SURVEY, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING ALL THAT SAME PROPERTY CONVEYED IN WARRANTY DEED WITH VENDORS' LIEN EXECUTED BY PIZZA PARTNERS, A TEXAS GENERAL PARTNERSHIP, TO THE VOICE OF THE CORNERSTONE CHURCH CORP., DATED JANUARY 26, 2000, RECORDED IN DOCUMENT NO. 2000048676, AMENDED WARRANTY DEED WITH VENDORS' LIEN IN DOCUMENT NO. 200134574, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN IN STREET DEED, DATED SEPTEMBER 8, 1987 IN VOLUME 10505, PAGE 485, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**TITLE COMMITMENT NOTES:**  
 TITLE COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 POL. NO. 19-24134  
 EFFECTIVE DATE: AUGUST 12, 2019  
 ISSUED: AUGUST 23, 2019  
 THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. TRAVIS LOTS ARE INDEXED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION)  
 0501 16" COTTONWOOD 10-7-5  
 0502 12" HACKBERRY 8-7  
 0503 LIVE OAK  
 0504 10" CEDAR ELM 9-7-6  
 0505 10" CEDAR ELM 8-4-4  
 0506 9" HACKBERRY  
 0507 16" HACKBERRY 11-9  
 0508 9" HACKBERRY  
 0509 12" COTTONWOOD 12-10  
 0510 12" COTTONWOOD 12-10  
 0511 12" COTTONWOOD 12-10  
 0512 12" COTTONWOOD 12-10  
 0513 12" COTTONWOOD 12-10  
 0514 12" COTTONWOOD 12-10  
 0515 9" HACKBERRY  
 0516 8" CEDAR ELM 10-4  
 0517 12" COTTONWOOD 10-4  
 0518 8" CEDAR ELM  
 0519 13" ASH  
 0520 9" ASH  
 0521 9" ASH  
 0522 22" CEDAR ELM 16-11  
 0523 8" ASH  
 0524 10" CEDAR ELM  
 0525 10" CEDAR ELM  
 0526 13" PECAN  
 0527 11" PECAN  
 0528 9" PECAN  
 0529 8" PECAN  
 0530 17" PECAN  
 0531 16" PECAN  
 0532 11" ASH  
 0533 9" ASH  
 0534 11" ASH  
 0535 10" CEDAR ELM  
 0536 9" CEDAR ELM  
 0537 10" ASH  
 0538 11" CEDAR ELM AD\*  
 0539 13" CEDAR ELM  
 0540 13" CEDAR ELM  
 0541 13" CEDAR ELM  
 0542 11" CEDAR ELM  
 0543 11" CEDAR ELM  
 0544 10" PECAN  
 0545 10" ASH  
 0546 23" MESQUITE 11-9-6-5-4 AD\*  
 0547 40" ASH  
 0548 27" ASH 21-11  
 0549 16" CEDAR ELM 20-13  
 0550 11" CHINESE PISTACHE  
 0551 16" CEDAR ELM  
 0552 12" CEDAR ELM  
 0553 13" CEDAR ELM  
 0554 14" CEDAR ELM  
 0555 19" CEDAR ELM 15-7  
 0556 15" CEDAR ELM 13-4  
 0557 29" MESQUITE 17-11-7-6  
 0558 8" MESQUITE  
 0559 16" CEDAR ELM 12-8  
 0560 27" CEDAR ELM 20-13  
 0561 16" CEDAR ELM 9-8-8  
 0562 20" PECAN  
 0563 17" HACKBERRY 9-8-8  
 0564 11" HACKBERRY  
 0565 28" PECAN  
 0566 9" HACKBERRY  
 0567 16" HACKBERRY  
 0568 35" HACKBERRY 23-11-6-6 AD\*  
 0569 16" HACKBERRY  
 0570 45" AMERICAN ELM  
 0571 11" ASH  
 0572 17" ASH 11-7-5  
 0573 15" ASH 8-3-3  
 0574 13" ASH 8-3  
 0575 24" HACKBERRY 16-16  
 0576 17" CEDAR  
 0577 8" ASH  
 0578 9" ASH  
 0579 15" ASH 10-9

TREE LIST

NUMBER	DESCRIPTION
5001	16" COTTONWOOD 10-7-5
5002	12" HACKBERRY 8-7
5003	LIVE OAK
5004	10" CEDAR ELM 9-7-6
5005	10" CEDAR ELM 8-4-4
5006	9" HACKBERRY
5007	16" HACKBERRY 11-9
5008	9" HACKBERRY
5009	12" COTTONWOOD 12-10
5010	12" COTTONWOOD 12-10
5011	12" COTTONWOOD 12-10
5012	12" COTTONWOOD 12-10
5013	12" COTTONWOOD 12-10
5014	12" COTTONWOOD 12-10
5015	9" HACKBERRY
5016	8" CEDAR ELM 10-4
5017	12" COTTONWOOD 10-4
5018	8" CEDAR ELM
5019	13" ASH
5020	9" ASH
5021	9" ASH
5022	22" CEDAR ELM 16-11
5023	8" ASH
5024	10" CEDAR ELM
5025	10" CEDAR ELM
5026	13" PECAN
5027	11" PECAN
5028	9" PECAN
5029	8" PECAN
5030	17" PECAN
5031	16" PECAN
5032	11" ASH
5033	9" ASH
5034	11" ASH
5035	10" CEDAR ELM
5036	9" CEDAR ELM
5037	10" ASH
5038	11" CEDAR ELM AD*
5039	13" CEDAR ELM
5040	13" CEDAR ELM
5041	13" CEDAR ELM
5042	11" CEDAR ELM
5043	11" CEDAR ELM
5044	10" PECAN
5045	10" ASH
5046	23" MESQUITE 11-9-6-5-4 AD*
5047	40" ASH
5048	27" ASH 21-11
5049	16" CEDAR ELM 20-13
5050	11" CHINESE PISTACHE
5051	16" CEDAR ELM
5052	12" CEDAR ELM
5053	13" CEDAR ELM
5054	14" CEDAR ELM
5055	19" CEDAR ELM 15-7
5056	15" CEDAR ELM 13-4
5057	29" MESQUITE 17-11-7-6
5058	8" MESQUITE
5059	16" CEDAR ELM 12-8
5060	27" CEDAR ELM 20-13
5061	16" CEDAR ELM 9-8-8
5062	20" PECAN
5063	17" HACKBERRY 9-8-8
5064	11" HACKBERRY
5065	28" PECAN
5066	9" HACKBERRY
5067	16" HACKBERRY
5068	35" HACKBERRY 23-11-6-6 AD*
5069	16" HACKBERRY
5070	45" AMERICAN ELM
5071	11" ASH
5072	17" ASH 11-7-5
5073	15" ASH 8-3-3
5074	13" ASH 8-3
5075	24" HACKBERRY 16-16
5076	17" CEDAR
5077	8" ASH
5078	9" ASH
5079	15" ASH 10-9

TREE LIST

NUMBER	DESCRIPTION
5080	12" AMERICAN ELM 8-7
5081	9" HACKBERRY
5082	32" AMERICAN ELM 9-9-9-7-6-6
5083	21" ASH 8-6-6-6-5
5084	11" ASH 8-6
5085	20" ASH 11-8-8
5086	11" CEDAR ELM
5087	11" HACKBERRY
5088	9" HACKBERRY
5089	17" AMERICAN ELM 14-6
5090	9" AMERICAN ELM
5091	10" HACKBERRY
5092	20" ASH 8-7-6-6-5
5093	12" HACKBERRY
5094	16" HACKBERRY 9-8-5
5095	11" HACKBERRY
5096	8" AMERICAN ELM
5097	10" ASH
5098	11" ASH
5099	10" ASH
5100	9" ASH
5101	9" WALNUT
5102	8" AMERICAN ELM
5103	10" ASH
5104	10" ASH
5105	24" BOX ELDER 9-8-7-7-7
5106	11" WALNUT
5107	10" BOX ELDER
5108	12" AMERICAN ELM 8-7
5109	11" CEDAR ELM
5110	15" BOX ELDER 11-8
5111	11" ASH
5112	11" CEDAR ELM
5113	10" COTTONWOOD
5114	9" HACKBERRY
5115	25" AMERICAN ELM
5116	29" AMERICAN ELM
5117	17" PECAN
5118	19" PECAN
5119	10" PECAN
5120	11" PECAN
5121	10" PECAN
5122	10" PECAN
5123	29" AMERICAN ELM
5124	10" ASH
5125	11" HACKBERRY
5126	37" PECAN 17-15-13
5127	23" PECAN
5128	14" PECAN
5129	16" PECAN
5130	10" PECAN
5131	19" PECAN
5132	24" AMERICAN ELM
5133	11" CHINABERRY
5134	12" CHINABERRY 8-7
5135	8" CHINABERRY
5136	14" AMERICAN ELM 6-6-5
5137	11" HACKBERRY
5138	23" CEDAR ELM
5139	16" BOX ELDER
5140	13" HACKBERRY
5141	16" AMERICAN ELM
5142	23" AMERICAN ELM
5143	17" PECAN
5144	19" PECAN
5145	11" CHINABERRY
5146	11" CHINABERRY
5147	12" CHINABERRY 9-7
5148	16" CHINABERRY 12-8
5149	16" CHINABERRY 17-10-4
5150	24" CHINABERRY 17-10-4
5151	13" HACKBERRY
5152	9" CHINABERRY
5153	16" PECAN
5154	13" PECAN
5155	11" AMERICAN ELM
5156	50" PECAN
5157	21" AMERICAN ELM
5158	9" PECAN

TREE LIST

NUMBER	DESCRIPTION
5159	28" AMERICAN ELM
5160	12" PECAN
5161	12" PECAN
5162	14" HACKBERRY
5163	20" PECAN
5164	16" HACKBERRY
5165	10" PECAN
5166	29" BOX ELDER
5167	16" PECAN
5168	14" PECAN
5169	14" PECAN
5170	8" BOX ELDER
5171	38" PECAN
5172	10" PECAN
5173	12" PECAN
5174	8" PECAN
5175	15" PECAN
5176	11" PECAN
5177	13" PECAN
5178	25" PECAN 17-15
5179	19" PECAN 10-10-7
5180	19" PECAN
5181	24" PECAN
5182	28" PECAN
5183	15" PECAN
5184	9" PECAN
5185	17" PECAN
5186	8" PECAN
5187	18" PECAN
5188	27" AMERICAN ELM
5189	20" AMERICAN ELM
5190	25" AMERICAN ELM
5191	12" HACKBERRY AD*
5192	10" HACKBERRY
5193	24" AMERICAN ELM
5194	25" AMERICAN ELM
5195	24" AMERICAN ELM AD*
5196	35" PECAN 24-21
5197	18" HACKBERRY 9-7
5198	11" COTTONWOOD 9-4
5199	10" AMERICAN ELM
5200	10" PECAN
5201	8" HACKBERRY
5202	23" PECAN
5203	15" PECAN
5204	11" PECAN
5205	23" PECAN
5206	15" PECAN
5207	16" PECAN
5208	16" PECAN
5209	17" PECAN
5210	18" CHINABERRY 14-8
5211	30" AMERICAN ELM 20-19
5212	13" PECAN
5213	21" COTTONWOOD
5214	16" PECAN AD*
5215	22" AMERICAN ELM
5216	14" PECAN
5217	16" CEDAR 14-10
5218	18" PECAN
5219	8" PECAN
5220	13" PECAN
5221	13" PECAN
5222	9" PECAN
5223	20" PECAN
5224	24" AMERICAN ELM
5225	13" AMERICAN ELM
5226	18" AMERICAN ELM
5227	26" AMERICAN ELM 20-12
5228	25" AMERICAN ELM
5229	15" PECAN
5230	10" AMERICAN ELM
5231	15" PECAN 11-8
5232	11" PECAN
5233	9" PECAN
5234	9" PECAN
5235	9" PECAN
5236	11" PECAN
5237	14" PECAN
5238	18" PECAN

TREE LIST

NUMBER	DESCRIPTION
5239	9" CHINABERRY
5240	11" WILLOW
5241	17" MULBERRY 16-10
5242	11" MULBERRY
5243	15" COTTONWOOD
5244	10" ASH 10-10
5245	28" PEC 19-17
5246	29" PALM
5247	33" PALM
5248	8" CHINABERRY
5249	8" MULBERRY
5250	17" CHINABERRY 12-9
5251	11" HACKBERRY
5252	HACKBERRY
5253	9" HACKBERRY
5254	9" HACKBERRY
5255	9" HACKBERRY
5256	8" HACKBERRY
5257	8" HACKBERRY
5258	28" COTTONWOOD 15-14-12
5259	9" HACKBERRY
5260	12" HACKBERRY
5261	17" AMERICAN ELM 10-7-6
5262	8" HACKBERRY
5263	9" AMERICAN ELM
5264	8" HACKBERRY
5265	14" AMERICAN ELM
5266	8" HACKBERRY
5267	14" AMERICAN ELM
5268	9" HACKBERRY
5269	8" HACKBERRY
5270	8" AMERICAN ELM
5271	12" HACKBERRY
5272	15" CHINESE TALLOW 11-8
5273	9" AMERICAN ELM
5274	10" AMERICAN ELM
5275	14" HACKBERRY
5276	16" WAL 9-8-6
5277	11" HACKBERRY 9-7
5278	8" AMERICAN ELM
5279	8" AMERICAN ELM
5280	8" AMERICAN ELM
5281	12" AMERICAN ELM 9-6
5282	17" AMERICAN ELM 8-8
5283	17" AMERICAN ELM 10-8-5
5284	15" AMERICAN ELM 10-10
5285	10" HACKBERRY
5286	15" AMERICAN ELM 11-11
5287	15" STYCAMORE
5288	17" STYCAMORE 11-8
5289	8" HACKBERRY
5290	13" HACKBERRY
5291	13" HACKBERRY
5292	13" HACKBERRY 12-12-9
5293	10" AMERICAN ELM 11-10
5294	13" HACKBERRY
5295	10" HACKBERRY 8-7
5296	16" HACKBERRY 11-9
5297	18" HACKBERRY 11-10
5298	9" AMERICAN ELM 8-6
5299	9" AMERICAN ELM
5300	9" AMERICAN ELM
5301	11" HACKBERRY
5302	14" AMERICAN ELM 8-7-7-6-3
5303	20" AMERICAN ELM 9-6-7-6
5304	9" AMERICAN ELM 9-9
5305	20" AMERICAN ELM 9-6-7-6
5306	12" AMERICAN ELM 9-8-7
5307	12" AMERICAN ELM 9-6
5308	24" WILLOW
5309	15" WILLOW
5310	17" HACKBERRY
5311	16" HACKBERRY 11-10
5312	18" WILLOW
5313	12" AMERICAN ELM 8-7
5314	12" AMERICAN ELM 8-7
5315	10" AMERICAN ELM

TREE LIST

NUMBER	DESCRIPTION
5248	27" PECAN
5249	8" CEDAR ELM
5250	15" PECAN
5251	15" WILLOW
5252	15" WILLOW
5253	15" WILLOW
5254	15" WILLOW
5255	15" WILLOW
5256	15" WILLOW
5257	15" WILLOW
5258	15" WILLOW
5259	15" WILLOW
5260	15" WILLOW
5261	15" WILLOW
5262	15" WILLOW
5263	15" WILLOW
5264	15" WILLOW
5265	15" WILLOW
5266	15" WILLOW
5267	15" WILLOW
5268	15" WILLOW
5269	15" WILLOW
5270	15" WILLOW
5271	15" WILLOW
5272	15" WILLOW
5273	15" WILLOW
5274	15" WILLOW
5275	15" WILLOW
5276	15" WILLOW
5277	15" WILLOW
5278	15" WILLOW
5279	15" WILLOW
5280	15" WILLOW
5281	15" WILLOW
5282	15" WILLOW
5283	15" WILLOW
5284	15" WILLOW
5285	15" WILLOW
5286	15" WILLOW
5287	15" WILLOW
5288	15" WILLOW
5289	15" WILLOW
5290	15" WILLOW
5291	15" WILLOW
5292	15" WILLOW
5293	15" WILLOW
5294	15" WILLOW
5295	15" WILLOW
5296	15" WILLOW
5297	15" WILLOW
5	

